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GENERAL PLAN

CITY OF RANCHO SANTA MARGARITA GENERAL PLAN

ADOPTED BY CITY COUNCIL RESOLUTION

02-12-19-07

DECEMBER 19, 2002

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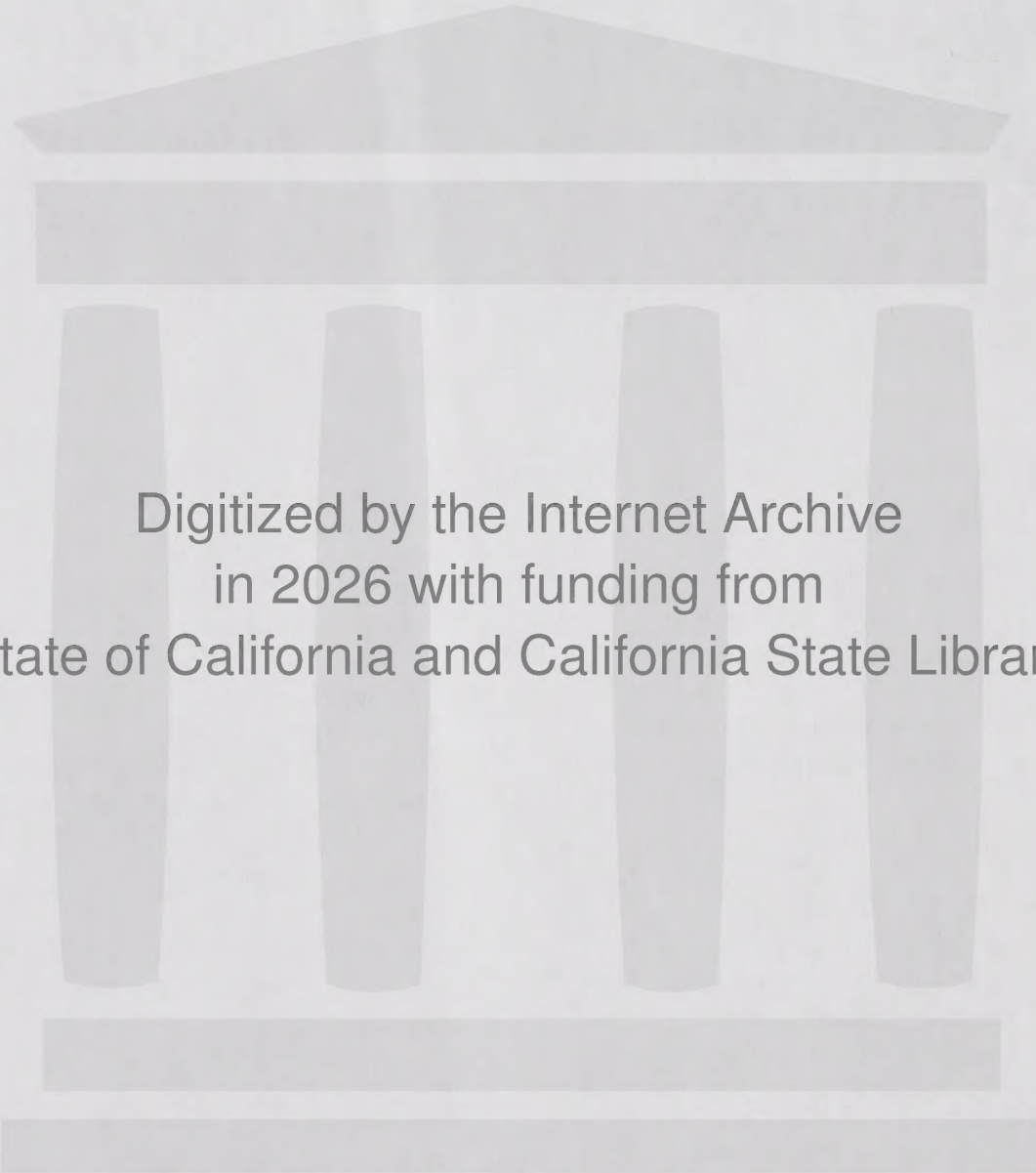
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GENERAL PLAN INTRODUCTION



GENERAL PLAN

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GENERAL PLAN

Introduction to the General Plan

The City of Rancho Santa Margarita is a small urban community located in a unique natural setting. Incorporated on January 1, 2000 with a population of 47,214, Rancho Santa Margarita became the 33rd city in Orange County. Located in the eastern part of the County and along the Santa Ana Mountains, the City provides an oasis from sprawling urbanized development that characterizes much of southern California. The City was planned to offer the best amenities of a small city, while maintaining the natural landscape of the area. These complementary features have resulted in a high quality of life and enjoyment for the members of the community.

Need for General Plan

The Rancho Santa Margarita General Plan represents an important opportunity for the City to chart its future and to retain the natural and aesthetic qualities of the community. The Plan provides the foundation for continued enhancement of Rancho Santa Margarita while also addressing the challenges presented by growth in unincorporated County areas and neighboring cities. The qualities that made Rancho Santa Margarita's master-planned communities desirable prior to incorporation form the basis for the Plan's long-range vision and provide guiding policies for the newly-formed City.

Planning for the future means addressing key issues in the City and responding to the dynamics of population growth, economic development, natural resource preservation, and land use. Successful planning also recognizes the contributions of housing, circulation, public safety, open space and urban design in creating livable communities. To this end, the General Plan serves as a policy guide, balancing these important and inter-related factors to Rancho Santa Margarita's community vision.

Preparation of the City's first General Plan affords an occasion to establish solid policies and programs directed at managing growth, enhancing quality of life and livability, and achieving sustainability in Rancho Santa Margarita. The active role that the community has taken in both pre- and post-incorporation planning is an integral part of this Plan. The Plan promotes the values of the residents and businesses in the community through policies and programs to meet the challenges and opportunities that face the City in the first part of this new century.



Rancho Santa Margarita Planning Area

Rancho Santa Margarita contains approximately 13 square miles of land (or about 8,280 acres) and is located in eastern Orange County about ten miles northeast of the Pacific Ocean, in the foothills of the Santa Ana mountains. Figure I-1 shows the location of Rancho Santa Margarita within the region. The community is divided by the Foothill Transportation Corridor which extends to the north connecting with North County cities such as Yorba Linda and Anaheim, and to the south connecting to San Clemente and offering access to San Diego County. The City is bordered on the west by Mission Viejo, on the east by the Cleveland National Forest, and on the north and south by unincorporated areas.

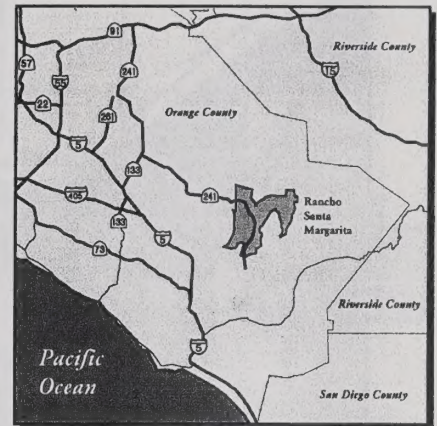


Figure I-1
Regional Location

Figure I-2 depicts the planning area for Rancho Santa Margarita which includes the City, adjacent unincorporated lands, and areas of Mission Viejo, Lake Forest, Chiquita Canyon, and the Cleveland National Forest that relate to long-range planning for the community. Much of the land in the planning area surrounding the City is under jurisdiction of other agencies, or is not identified for urban development in the General Plan. However, maintaining compatibility between future urban development described in the General Plan and adjacent uses is an important aspect of long-range planning.

History of the Community

Where schools, shopping centers and residential neighborhoods now stand, Native Americans once lived. On July 23, 1769, they were visited by a Spanish expedition under Captain Gaspar de Portola, who camped near the site of Tijeras Creek Golf Course in Rancho Santa Margarita.

On July 24, the expedition headed inland to avoid the many streams and swamps in the area. They found a large plateau area and camped that night on its western edge by a canyon, which the Franciscans named San Francisco Solano. This was on the eastern side of Trabuco Creek about three miles downstream from the present site of Trabuco Oaks. While camped here on July 24-25, one of the soldiers lost his *trabuco*, or musket, a most valuable possession to any soldier. To mark this loss, the stream was named Trabuco. The name has been associated with the mesa, the canyon, and the entire area ever since.

Statistical Inference in the Social Sciences

Statistical inference is the process of drawing conclusions about a population from a sample. It is a fundamental part of statistics and is used in many fields of study, including the social sciences. The two main types of statistical inference are estimation and hypothesis testing. Estimation involves using sample data to estimate the value of a population parameter, such as the mean or standard deviation. Hypothesis testing involves using sample data to test a claim about a population parameter.



Figure 1: A map of the United States showing the locations of the 50 states. The map is oriented with North at the top. The states are labeled with their names, and the boundaries between them are clearly marked. The map is a simple line drawing, with no shading or color.

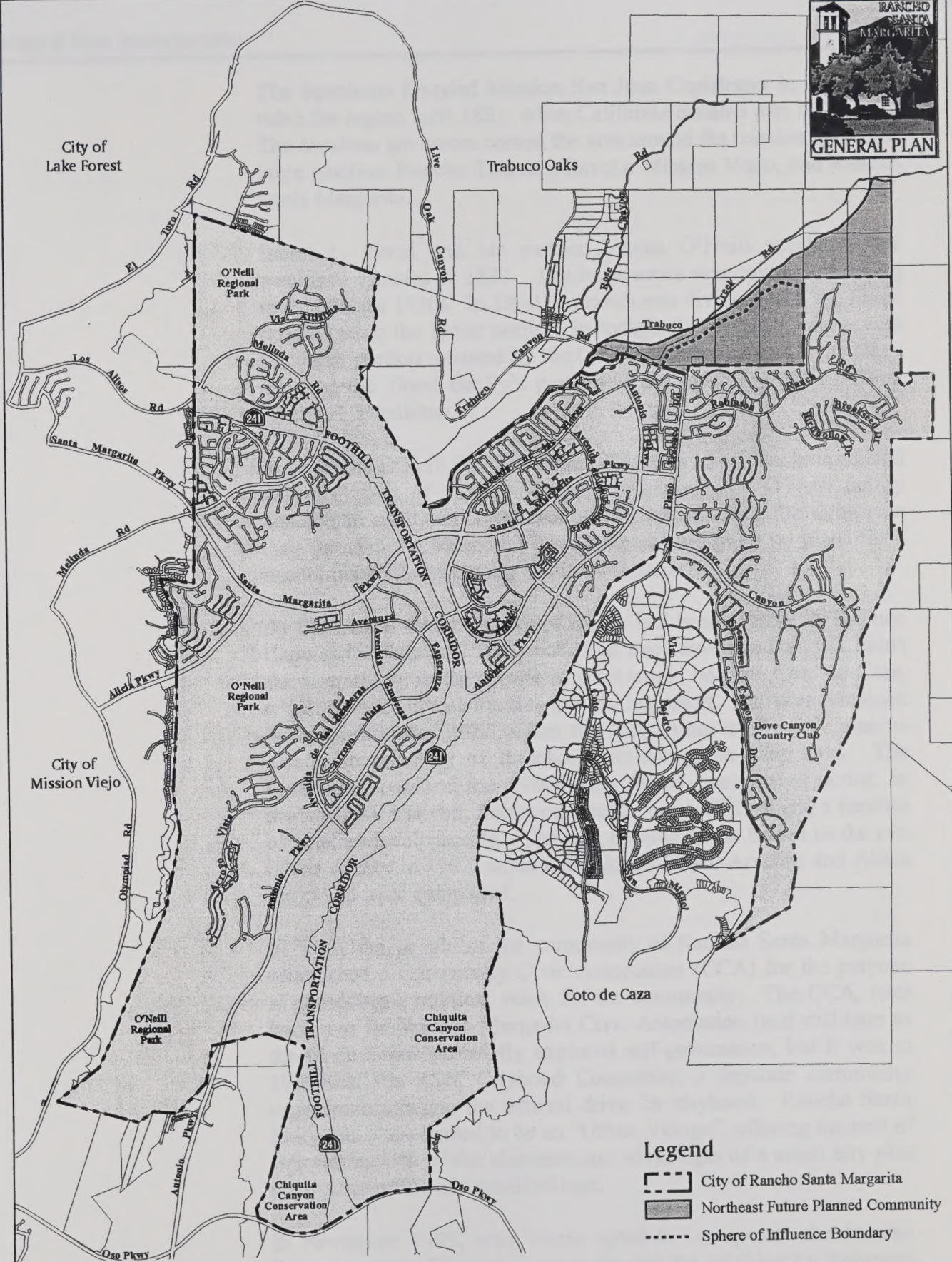
Figure 1 is a map of the United States showing the locations of the 50 states. The map is oriented with North at the top. The states are labeled with their names, and the boundaries between them are clearly marked. The map is a simple line drawing, with no shading or color. This map is used to illustrate the concept of statistical inference, which is the process of drawing conclusions about a population from a sample. The map shows the geographical distribution of the states, which is a key factor in many statistical analyses. For example, the map can be used to study the relationship between a state's location and its economic performance. By comparing the data for different states, researchers can identify patterns and trends that may be related to the state's location. This is a classic example of statistical inference in the social sciences.

Figure 2 is a map of the United States showing the locations of the 50 states. The map is oriented with North at the top. The states are labeled with their names, and the boundaries between them are clearly marked. The map is a simple line drawing, with no shading or color. This map is used to illustrate the concept of statistical inference, which is the process of drawing conclusions about a population from a sample. The map shows the geographical distribution of the states, which is a key factor in many statistical analyses. For example, the map can be used to study the relationship between a state's location and its economic performance. By comparing the data for different states, researchers can identify patterns and trends that may be related to the state's location. This is a classic example of statistical inference in the social sciences.

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Statistical Inference in the Social Sciences



- Legend**
- City of Rancho Santa Margarita
 - Northeast Future Planned Community
 - Sphere of Influence Boundary

Sources: Orange County Land Base, 2001;
Cotton/Bridges/Associates, 2001

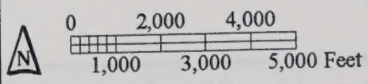


Figure I-2
**Rancho Santa Margarita
Planning Area**



The Spaniards founded Mission San Juan Capistrano in 1776, and ruled the region until 1821, when California became part of Mexico. The Mexican governors carved the area around the mission into three large ranchos: Rancho Trabuco, Rancho Mission Viejo, and Rancho Santa Margarita.

James L. Flood and his partner Jerome O'Neill purchased the combined ranchos in 1882. The huge estate was run as a working ranch into the 1920s. In 1940, the ranch was divided, with the Flood family taking the lower portion, in today's San Diego County, with the upper portion retained by the O'Neill family. In 1942, the Navy annexed the Flood family's portion of the ranch for use as Camp Joseph H. Pendleton.

In 1948, the O'Neill family donated 278 acres of canyon bottom land to the County of Orange for park purposes. The O'Neill family donated an additional 120 acres of parkland in 1963, the same year they founded the Mission Viejo Company and drew up plans for a master-planned community of the same name.

By the 1960s, a rural cluster of homes had been present in Trabuco Canyon for decades. The area's first tract developed homes didn't arrive until late in the decade in what would become Coto de Caza, which started out as a hunting and fishing resort. The area remained fairly remote until 1986, when the first homes in the new master-planned community of Rancho Santa Margarita were sold. The economic boom of the 1980s also fueled home construction in nearby Dove Canyon, Robinson Ranch, Wagon Wheel and a handful of smaller developments. The area became better linked to the rest of the county in 1992, when extensions of Oso, Antonio and Alicia Parkways were completed.

In 1989, the people of the community of Rancho Santa Margarita established a Community Civic Association (CCA) for the purpose of providing a political voice for the community. The CCA, later known as the Rancho Margarita Civic Association (and still later as the Civic Council), briefly explored self-governance, but it was in 1995 that the RSM Cityhood Committee, a separate community organization, began the official drive for cityhood. Rancho Santa Margarita was planned to be an "Urban Village", offering the best of two worlds: all of the elements and advantages of a small city plus the quality of life of a small village.

In November 1999, area voters opted to incorporate the Rancho Santa Margarita Planned Community and the neighboring Robinson Ranch, Dove Canyon, Rancho Cielo, Trabuco Highlands and Walden Communities. The newly formed City of Rancho Santa

The American Medical Association has been successful in its efforts to secure the right to practice medicine without restriction. The American Medical Association has been successful in its efforts to secure the right to practice medicine without restriction. The American Medical Association has been successful in its efforts to secure the right to practice medicine without restriction.

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Margarita incorporated on January 1, 2000, and became the 33rd city in the County of Orange.

***Vision for the Future
of Rancho Santa
Margarita***

Building upon the City's history, and upon the vision statement for the original Rancho Santa Margarita Planned Community, the *Vision for the Future* provides the foundation for the General Plan, the sustaining basis for its goals, policies, and programs, and an expression of what the community wants to maintain or become:

Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

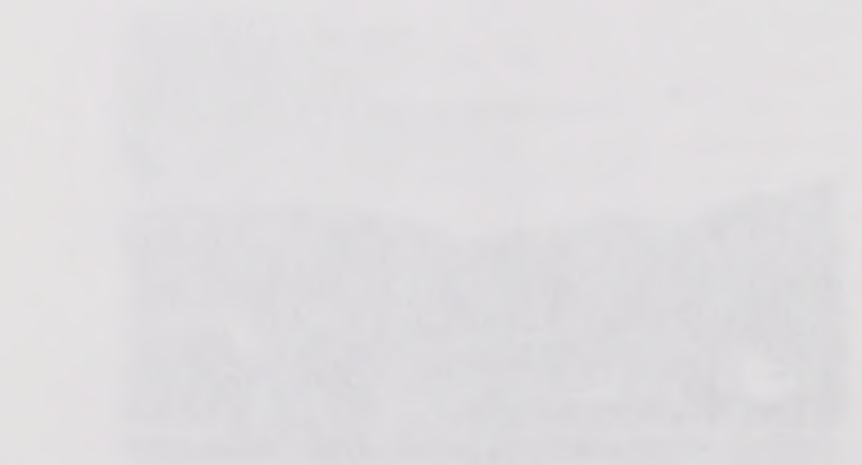


At present, research on the role of the victim in the perpetration of violence is limited.

The purpose of this study was to explore the role of the victim in the perpetration of violence. The study was conducted in a sample of 100 victims of intimate partner violence. The results of the study are discussed in terms of the role of the victim in the perpetration of violence.

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As the community matures, residential, commercial, and industrial areas will be revitalized to enhance quality of life and encourage economic development. Because most facilities in Rancho Santa Margarita are owned and maintained by private organizations, the City will collaborate with public and private organizations, such as public service agencies, Homeowner Associations, and community foundations, to improve and maintain public services and facilities. The City will also maintain the transportation system to ensure safe and convenient access is provided to serve local and inter-community needs. These factors will continue to attract businesses that are beneficial to and thrive in the community.

Purpose of the General Plan

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated area and land outside municipal boundaries that bears a relationship to its planning activities. In essence, a city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision makers with a solid basis for decisions related to land use and development.

According to State law, the General Plan is the primary document the City utilizes to regulate land use. Consequently, the Zoning Ordinance, Specific Plans, and individual public and private development proposals must be consistent with the Plan goals, policies, and standards.

The Rancho Santa Margarita General Plan addresses many issues that are directly related to and influence land use decisions. In addition to land use, State law requires the Plan to address circulation, housing, conservation of natural resources, preservation of open space, the noise environment, and protection of public safety (Section 65302 of the California Government Code). These issues are discussed in the General Plan to the extent that they apply to Rancho Santa Margarita. The Plan also addresses economic development, a topic of special interest.

The Economic Development Element is an integral component of the General Plan and is essential to achieving the community's vision for the future. The Economic Development Element addresses actions the City can take to provide a balance between employment opportunities and housing, attract and retain businesses that are beneficial to the community; and maintain fiscal strength and

stability. The strategies and programs contained within the Element outline a course toward continued fiscal stability for the City.

Organization and Use of the General Plan

The City of Rancho Santa Margarita General Plan contains goals, policies, and plans that are intended to guide land use and development decisions in the future. The General Plan consists of a Land Use Policy Map and the following seven elements, or chapters, which together fulfill the State requirements for a General Plan:

- ◆ Land Use Element
- ◆ Economic Development Element (optional)
- ◆ Circulation Element
- ◆ Housing Element
- ◆ Conservation/Open Space Element (combined Elements)
- ◆ Safety Element
- ◆ Noise Element

In addition to the State-mandated elements, provisions of Orange County's Measure M require cities to prepare a Growth Management Element, addressing timely provision of capital facilities and public services associated with new development.

The Rancho Santa Margarita elements sometimes deviate from the State- and County-mandated elements in non-substantive ways. For example, public utilities are included in the State requirements for the Circulation Element, but are addressed in the Land Use Element of the Rancho Santa Margarita General Plan. The City addresses the Measure M requirement for a Growth Management Element through policies and programs in the Land Use Element, and Rancho Santa Margarita has also included a non-mandatory element, Economic Development, in the General Plan.

Supporting Documentation

Several supporting documents were produced during the development of the General Plan, including the General Plan Program Environmental Impact Report (Program EIR). Other technical reports used in preparing the Plan include traffic/circulation, fiscal impact and market conditions, geologic hazards, and biological resources.

Plan Organization and Use

The General Plan is comprised of this Introduction and seven elements. Each element is complete in itself, but is an integral part of the General Plan. The General Plan is accompanied by an Implementation Plan and Glossary (Appendices A and B). The

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Instructions and the Final Paper

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- 2. Prepare a paper that is 10 pages long.
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- 4. Prepare a paper that is 10 pages long.
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Preparing the Paper

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elements and the Implementation Plan will help the City achieve its vision for the future. Each of the seven General Plan elements is organized according to the following format: 1) Introduction; 2) Issues, Goals and Policies; and 3) Plan.

The *Introduction* of each element describes the focus and the purpose of the element. The Introduction identifies other plans and programs outside of the General Plan that may be used to achieve specific General Plan goals. The relationship of the element to other General Plan elements is also specified in the Introduction.

The *Issues, Goals and Policies* section of each element contains a description of identified planning issues, goals, and policies related to the element topic. The issues, goals, and policies are based on input received from the community, members of the Planning Commission and City Council, City staff, and other public agencies.

The *issues* represent the needs, concerns or desires addressed by the General Plan. The *goals* are overall statements of community desires and consist of broad statements of purpose or direction. The *policies* serve as guides to the City Council, Planning Commission, other City commissions and boards, and City staff in reviewing development proposals and making other decisions that affect the future growth and development of Rancho Santa Margarita.

Each element also contains a *Plan* section. The Plan section offers an overview of the City's course of action to implement the identified goals and policies. For example, the Land Use Element contains a "Land Use Plan" indicating the types and intensities of land use permitted in the City. The Circulation Element contains a "Circulation Plan" describing the overall circulation system required to meet the future needs of Rancho Santa Margarita. Wherever possible, the Plan contains illustrative maps, diagrams, and tables.

Following the elements is the *Implementation Plan* (Appendix A) which identifies specific actions to achieve the goals, policies, and plans identified in each General Plan element. The Implementation Plan is reviewed and updated periodically to update specific actions, schedules, responsible parties, and measures to ensure that General Plan goals, policies, and plans are implemented. The *Glossary* is also an appendix of the General Plan (Appendix B) and provides a set of definitions for technical terms used in the Plan.

The organization of the General Plan allows users to turn to the section that interests them and quickly obtain a perspective of City policies on the subject. However, General Plan users should realize that the policies in the various elements are interrelated and should

be examined comprehensively. Policies are presented as written statements, tables, diagrams, and maps. All of these policy components must be considered together when making planning decisions.

Community Participation in the General Plan Program



Public participation played an important role in the Rancho Santa Margarita General Plan program. Because the General Plan reflects community goals, citizen input was essential in identifying issues and formulating goals. Public participation in the General Plan preparation process occurred through the following methods:

- ◆ Three *Community Workshops* involving City staff, consultants, and the public. Community members were invited to the Workshops to discuss their visions for the future of Rancho Santa Margarita, to review land use, circulation, and housing alternatives and policies, and to comment on a preliminary draft of this General Plan.
- ◆ The City utilized its *Website* to provide current information on the General Plan update program. Summaries of the public meetings and information on program progress were posted on the website.
- ◆ A *Newsletter* summarizing the Draft General Plan was prepared and distributed to provide residents with a brief description of the proposed General Plan and its contents.
- ◆ Nonprofit housing and community service agencies, utilities and public service providers were *consulted* to provide information regarding current services and service needs within the community. Parties consulted included KISCO, Habitat for Humanity, Fair Housing Council of Orange County, Orange County Housing Authority, and operators of assisted affordable housing units.
- ◆ The public was able to address decision makers regarding the General Plan at five *Joint Planning Commission/City Council Workshops*. These workshops were conducted to: review the vision for the future and confirm major issues; review draft goals and policies; review land use, circulation, and housing alternatives; review economic development strategies; and review the preliminary Draft General Plan prior to public hearings.
- ◆ The Draft General Plan and Draft Environmental Impact Report were circulated for public review and comment before the General Plan Public Hearings held by the Planning

Commission and City Council prior to adoption of the General Plan.

***Direction to the
Future***

The General Plan provides the long-range direction for achieving the future Rancho Santa Margarita has identified for itself. This direction allows the City to take advantage of opportunities to achieve its goals. The policies and plans in the elements and the Implementation Program provide guidance for addressing changing conditions and specific actions to optimize community potential. The direction established by the General Plan represents a combination of community values and actions designed to achieve the vision for the future.



Thompson and Lee (2008) have the opinion of the
court.

The court has provided the following reasons for its decision:
First, the court has found that the defendant's actions were
intentional. The court has found that the defendant knew that
his actions would cause harm to the victim and that he acted
with the intent to cause such harm. The court has found that
the defendant's actions were a direct result of his intent to
harm the victim. The court has found that the defendant's
actions were a direct result of his intent to harm the victim.
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Reasons for the
finding

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LAND USE ELEMENT



GENERAL PLAN

Land Use Policy



GENERAL PLAN

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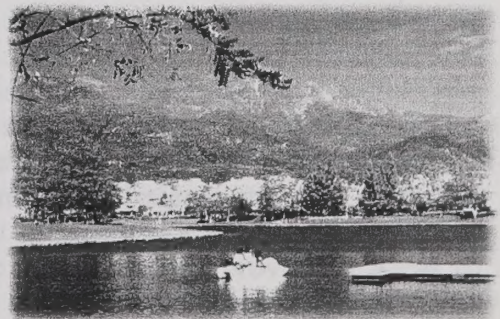
GENERAL PLAN

Introduction

The Land Use Element is a guide to land use planning within Rancho Santa Margarita. This Element identifies the type and location of existing and future land uses within the City. The specific land uses and their location within the community in turn affect the remaining General Plan elements. For example, the location and types of land use outlined in the Land Use Element rely on the circulation system identified in the Circulation Element, and the open space facilities identified in the Land Use Element are the subject of the Conservation and Open Space Element policies. The land uses identified in the Land Use Element also reflect the community's goals for its form and character, and the desire to maintain a quality living environment for families, strengthen the community's distinctive image, diversify and expand the local economy, and preserve the natural areas that make Rancho Santa Margarita unique.

Purpose of the Land Use Element

The City of Rancho Santa Margarita incorporated to gain local political control and strengthen community identity and pride. One of the responsibilities of an incorporated city is controlling future growth and development. According to State law, cities must prepare and adopt a General Plan as a tool to manage growth and development. The Land Use Element is a mandatory element or chapter of the General Plan.



The purpose of the Land Use Element is to describe present and planned land use activity, and address the relationship between development and environmental quality, protection of natural water resources, potential hazards, and social and economic objectives. As a guide for future growth and development, the Element identifies the general distribution, location, mix and extent of desired land uses including residential, commercial and business, public/quasi-public facilities, open space uses, and other land uses.

Through the use of text, maps, and diagrams, a clear and logical land use pattern is established including standards for future development. A particularly important feature of the Element is the Land Use Policy Map. This map shows the location, density, and intensity of development for future desired land uses in the Rancho Santa Margarita Planning Area. Finally, the goals and policies in the Element establish a constitutional framework for future land use planning and development decisions in Rancho Santa Margarita.

The Land Use Element of the Rancho Santa Margarita General Plan represents the City's desire for long-range changes and enhancements of its land uses. The Land Use Plan builds on the established land use pattern to provide integration between existing community qualities and the community's vision of the future. Achieving the vision will be accomplished through continued public involvement and diligence by City decision makers and staff.

Scope and Content of the Element

The Land Use Element is comprised of three sections: 1) Introduction; 2) Issues, Goals, and Policies; and 3) the Land Use Plan. In the Issues, Goals, and Policies section, major land use issues are identified and related goals and policies are established to address these issues. The goals, which are overall statements of the community's desires, are comprised of broad statements of purpose and direction. The policies serve as guidelines for reviewing development proposals, planning facilities to accommodate anticipated growth, and accomplishing community development strategies.

The Land Use Plan contains the Land Use Policy Map that graphically identifies the land use designations within the Rancho Santa Margarita planning area. The planning area includes land within the municipal boundaries, unincorporated land within the City's sphere of influence, and areas of Mission Viejo, Lake Forest, and the Cleveland National Forest that relate to long-range planning for the community. The land use designations are described including the type and density of allowed uses, and a statistical summary of the future land use composition is provided. Areas of special interest, which involve more focused planning efforts, are also identified. Specific implementation programs for the Element are located in the General Plan Implementation Program.

Related Plans and Programs

The scope and content of the Land Use Element is primarily governed by the *General Plan Law and Guidelines* and the *Planning Zoning and Development Laws* for the State (California Government Code Sections 65000-66025). A number of other plans and programs are additionally considered in the formulation, adoption, and implementation of local land use policy.

through the use of land for agricultural, industrial, and other purposes. The land use management plan is a key document in the land use planning process. It provides a framework for the development and implementation of land use policies and programs. The plan should be based on a thorough understanding of the local conditions and needs, and it should be flexible enough to adapt to changing circumstances over time.

The land use management plan should also take into account the needs of the community and the environment. It should provide for the protection of natural resources and the promotion of sustainable development. The plan should also provide for the provision of public services and the improvement of the quality of life for the community. The land use management plan is a key document in the land use planning process, and it should be developed and implemented in a transparent and accountable manner.

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Policy and Program

Policy and Program

Related plans and programs are both local and regional in nature. Regional planning agencies, such as the Southern California Association of Governments (SCAG), recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. The form and distribution of development in the Rancho Santa Margarita planning area are affected by these plans. Relevant local and regional plans are discussed briefly and related to the Land Use Element in the following sections.

California Environmental Quality Act and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for thorough environmental analysis of projects impacting the environment. The provisions of the law and environmental review procedure are described in the CEQA Law and Guidelines as amended in 1998. CEQA is the instrument for ensuring that environmental impacts of local development projects are appropriately assessed and mitigated.

County of Orange Zoning Ordinance and City of Rancho Santa Margarita Zoning Ordinance

Following incorporation, the City elected to use the County of Orange Zoning Ordinance as an interim means of regulating land use. The County Zoning Ordinance was supplemented directly by City-adopted ordinances, which tailored the Ordinance to the City of Rancho Santa Margarita. The City will adopt its own Zoning Ordinance and related Zoning Map once the General Plan is adopted. The Zoning Ordinance will be the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

Planned Communities

Rancho Santa Margarita has been primarily developed as a series of Planned Communities prior to incorporation. The Planned Communities comprising the incorporated City include:

- ◆ Rancho Santa Margarita Planned Community (Including Business Park and Town Center)
- ◆ Rancho Trabuco Planned Community

- ◆ Robinson Ranch Planned Community
- ◆ Dove Canyon Planned Community

Pre-incorporation development agreements apply to a number of the Planned Communities in Rancho Santa Margarita and identify permitted levels of development based on the provision of public facilities and infrastructure. The land use designations identified in the Land Use Element are consistent with the development densities identified in the development agreements.

Foothill/Trabuco Specific Plan

The Foothill/Trabuco Specific Plan was prepared by the County of Orange to address areas within Trabuco Canyon located north of the City. The Specific Plan consists largely of rural and open space designations to preserve the existing character of the canyon area. The Plano Trabuco sub-area described in the Specific Plan corresponds to the Northeast Future Planned Community described in the Land Use Plan within this Element. Development assumptions made in this Element for the Northeast FPC are consistent with those identified in the Specific Plan.

SCAG Growth Management Plan

The Southern California Association of Governments (SCAG) Growth Management Plan recommends methods to redirect regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of its Growth Management Plan, principal goals have implications for the land use composition of the Rancho Santa Margarita Planning Area. The SCAG goals are reflected throughout all of the General Plan elements, including the Land Use Element.

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to improve air quality. To comply with the AQMP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial land uses with convenient access to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing.

Journal of the American Medical Association

The American Medical Association (AMA) is a national organization of physicians and medical professionals in the United States. It is the largest and most influential of the medical organizations in the United States. The AMA's primary purpose is to advance the interests of the medical profession and the public. It does this through a variety of activities, including lobbying on behalf of the medical profession, providing education and training for medical professionals, and conducting research on medical issues.

AMA's Role in the Healthcare System

The AMA plays a significant role in the healthcare system. It is the primary advocate for the medical profession in the United States. It works to ensure that the medical profession is properly regulated and that the public has access to high-quality medical care. The AMA also provides a variety of services to its members, including education, training, and research. It also provides a platform for medical professionals to voice their concerns and to advocate for their interests.

AMA's Relationship with the Government

The AMA has a long history of working with the government. It has been a key player in the development of medical regulations and policies. It has also been a vocal critic of government policies that it believes are harmful to the medical profession or the public. The AMA has a strong relationship with the Department of Health and Human Services (HHS). It works closely with HHS on a variety of issues, including medical research, education, and regulation.

AMA's Role in Medical Education

The AMA plays a significant role in medical education. It is the primary accreditor of medical schools in the United States. It sets the standards for medical education and ensures that medical schools are providing a high-quality education. The AMA also provides a variety of resources for medical students, including textbooks, research, and training. It also provides a platform for medical students to voice their concerns and to advocate for their interests.

Orange County Growth Management Plan

The purpose of the Orange County Growth Management Plan is to ensure that the transportation system and other public facilities are adequate to meet the current and projected needs of Orange County. The Plan establishes the following five major policies:

- ◆ **Development Phasing:** Development will be phased according to Comprehensive Phasing Plans (CPPs) adopted by the County. Phasing is limited to roadway and public facility capacities.
- ◆ **Balanced Community Development:** Development will be balanced to encourage employment of local residents, and both employment and employee housing in the County, as well as in individual growth management areas (GMAs).
- ◆ **Traffic Level of Service:** Future development creates the need for improvements to major intersections significantly impacted by growth, and a developer fee program is included to pay for improving affected intersections on a pro-rata basis.
- ◆ **Traffic Improvement Programs:** All new development must provide necessary transportation facilities and intersection improvements as a condition of development approval.
- ◆ **Public Facility Plans:** Comprehensive public facility plans for fire, sheriff/police, and library services are required. New development participates on a pro-rata basis.

Implementation of the Orange County Growth Management Plan involves the establishment of: (1) growth management areas (GMAs) to implement Comprehensive Phasing Plans; (2) Facility Implementation Plans to address the financing of public facilities for each GMA; (3) County-wide implementation and evaluation of compliance with development phasing and improvements; and (4) traffic improvement/public facility development agreements. Rancho Santa Margarita is located in GMA #9. The Northeast Future Planned Community area is located in GMA #5.

Orange County Local Agency Formation Commission

The provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 will be applied by the Orange County

The purpose of the Orange County Youth Agency Management Plan is to ensure that the agency's resources are used in a responsible and effective manner. The plan is designed to provide a framework for the agency's operations and to ensure that the agency is able to meet its obligations to the community.

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Local Agency Formation Commission (LAFCO) in making decisions regarding future City annexations of land within the Rancho Santa Margarita sphere of influence (SOI) and to any reorganizations of other service districts for the Rancho Santa Margarita planning area. Under this act, LAFCO is responsible for: a) encouraging orderly development; b) ensuring that populations receive efficient and quality governmental services; and c) guiding development away from open space and prime agricultural lands unless such action promotes planned, orderly, and efficient development.

School District Long-Range Facility Plans and Master Plans

To plan for future facility needs, school districts typically implement a long-range planning approach with Long-Range Facility Plans and Master Plans. These documents allow school districts to estimate the number of additional students that new development will generate and plan for needed improvements to meet the demand. The plans may also consider demographic trends, such as increased household size, that can affect the need for future school services. Coordination with the school districts to provide adequate educational facilities is an issue addressed in this Element.

National Pollutant Discharge Elimination System (NPDES)

Rancho Santa Margarita is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB), which implements the NPDES permit for the San Diego area (including southern Orange County). The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that impacts water quality of receiving waters (such as streams and lakes). Under the NPDES permit, each jurisdiction must implement measures to reduce urban runoff during all phases of development: planning, construction and existing uses. Requirements include incorporating Best Management Practices to reduce runoff from construction and existing uses, reporting any violations to the SDRWQCB and education regarding the negative water quality impacts from urban runoff.

Urban Water Management Plans and Water Master Plans

Water districts use a variety of planning processes to plan for the provision of water within their service areas. Urban Water Management Plans and Water Master Plans are typically used to estimate future demand for water and required improvements to meet future need. Sources of water, and other issues that affect the provision of water within the service area are addressed in the plans. The Land Use Plan addresses the need to coordinate with the water districts' planning processes to ensure adequate water is available to existing and future development.

Relationship To Other General Plan Elements

According to State planning law, the Land Use Element must be consistent with the other General Plan elements. Each element is independent and all the elements together comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs, and achievement of community goals.



The Land Use Element relates very closely to all of the General Plan elements. The Land Use Plan establishes the land use pattern for the Rancho Santa Margarita planning area based on the community vision of the future. The Land Use Element also ensures that infrastructure and public facilities are available to accommodate planned land uses, and that the unique environmental quality of Rancho Santa Margarita is safeguarded and enhanced.

For example, the Housing Element of the General Plan provides the basis for establishing housing stock that meets the affordability requirements and other special needs of the community. Emphasis is given to the development of housing that is complementary to existing neighborhood character. The Circulation Element provides a Circulation Plan to accommodate increased traffic from planned development. The use of alternative transportation modes and reduction of automobile trips are addressed in the Circulation Element to meet the transportation demands from new development, and to mitigate the impact of development on regional air quality and traffic conditions. The Land Use Element serves to reduce automobile trips by encouraging the development of office,

commercial and light industrial uses, and consequently improves the jobs-to-housing balance.

Rancho Santa Margarita has been recognized as a city that incorporates many of the principles of smart growth. Rancho Santa Margarita includes a mix of housing, commercial, and retail land uses. A system of pedestrian trails and neighborhood parks offers residents numerous alternatives to driving. The City's mixed-use design reduces the number and length of vehicle trips.¹

A number of areas are designated for parks and open space on the Land Use Policy Map for recreational and aesthetic purposes. The Conservation/Open Space Element provides policy and plans to maintain and enhance existing parks and recreational facilities and to develop new facilities to meet demand from population growth. Conservation/Open Space Element policy is also designed to protect natural and cultural resources and allow infiltration of natural runoff. The Safety and Noise Elements ensure that the planned land uses identified in the Land Use Element are compatible and will not result in public safety hazards or excessive noise.

As development continues in Rancho Santa Margarita, utilities and public services must be available for new and existing businesses and residents. The *Public Facilities and Services* portion of the Land Use Element addresses the availability of utilities and services for planned development including water supply, treatment and distribution, sewer treatment, solid waste, drainage/flood control, fire protection and emergency services, law enforcement, public education, parks, community centers and recreational opportunities, and libraries. The *Public Facilities and Services* portion of this Element ensures that adequate utilities and services are available for planned development.

¹ O'Neill, David. Smart Growth: Myth and Fact. Washington, D.C.: ULI-the Urban Land Institute, Page 7, 1999.



Issues, Goals, and Policies

Four major issues are addressed by the goals, policies, and implementing actions of the Land Use Element. These major issues include: (1) balancing the mixture of land uses within the City to ensure that revenue generation matches service provision responsibilities; (2) controlling and directing future land use so that it complements and protects the quality of the existing community; (3) ensuring that reuse of MCAS El Toro is environmentally compatible with the established community; and (4) providing adequate public services and facilities to meet the needs of the existing community and future development.

Balance of Land Uses

Every community requires a mixture of land uses: residential uses to provide housing for those living within the community; commercial and industrial uses to provide revenue and employment opportunities for the City's residents; public and institutional uses to provide services such as education and utilities; and open space and recreational uses for the enjoyment of all. Rancho Santa Margarita is fortunate to have a variety of housing and employment generating uses.

Goal 1: **Maintain a mix of land uses and a balance of jobs and housing to support a community in which people can live, work, shop and play.**

Policy 1.1: Attract and retain research and development, light industrial, and high technology developments that are compatible with the character and existing land uses in the City in order to improve the generation of sales tax and property tax and maintain access to high-paying employment opportunities within the community.

Policy 1.2: Encourage high-quality commercial activities in the community that improve access to essential services and entertainment opportunities.

Policy 1.3: Maintain a land use composition in Rancho Santa Margarita that provides a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.

Issues, Goals, and Policies

Four major issues are addressed by the public health and environmental sectors in the 21st century. The first major issue is (1) the environment. The second major issue is (2) the environment. The third major issue is (3) the environment. The fourth major issue is (4) the environment.

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The fifth major issue is (5) the environment.

The sixth major issue is (6) the environment.

Policy 1.4: Maintain a variety of housing types that complements the employment opportunities in the community and encourages a jobs/housing balance.

Policy 1.5: Coordinate with public and private organizations to maximize the availability and use of parks and recreational facilities in the community.

***Control and Direct
Future Land Use***

Rancho Santa Margarita is almost fully developed; however, the City can control changes in land use that would be incompatible with the existing community. While recognizing that change is inevitable, the community can plan and guide future development and land use so that it complements the existing community, and protects and enhances the existing character of Rancho Santa Margarita and its neighborhoods.

Goal 2: Control and direct future land use so that the community is protected and enhanced.

Policy 2.1: Ensure that new development is complementary to the existing small-town village character of the City.

Policy 2.2: Annex land within the sphere of influence prior to its development to ensure that new development is compatible with existing development in Rancho Santa Margarita.

Policy 2.3: Ensure that new development and land uses are architecturally consistent and compatible in scale and style with existing development.

Policy 2.4: Ensure that new development funds its share of community services and facilities (e.g., parks, schools, trails, utilities) and provides fiscal benefit to the community.

Policy 2.5: Preserve and enhance the quality of Rancho Santa Margarita by abating any non-conforming buildings and uses.

Policy 2.6: Evaluate the compatibility of proposed new development and land uses with surrounding uses and protection of the watershed shared with our surrounding communities when reviewing development proposals.

Annex 1: List of Policies

Policy 1.1	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department
Policy 1.2	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department
Policy 1.3	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department
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Policy 1.18	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department
Policy 1.19	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department
Policy 1.20	Ministry of Health and Family Welfare The Government of Karnataka Karnataka Health Department

***Land Use and
Environmental
Compatibility***

Policy 2.7: Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available infrastructure.

Although the future reuse of MCAS El Toro is undetermined at this time, one reuse proposal includes development and operation of a commercial airport at the former air station. Reuse of MCAS El Toro as a commercial airport could result in aircraft overflight activities that pose risks to the residents of Rancho Santa Margarita and surrounding communities.

Goal 3: Encourage reuse of El Toro with development that is compatible with existing and planned land uses in Rancho Santa Margarita and surrounding communities.

Policy 3.1: Coordinate with local and regional agencies to oppose any reuse of MCAS El Toro that would result in aircraft overflight over Rancho Santa Margarita and surrounding communities.

Policy 3.2: Cooperate with local and regional agencies to encourage a non-aviation reuse of MCAS El Toro, such as the Orange County Central Park and Nature Preserve Plan.

Policy 3.3: Establish baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, traffic/circulation) that may be impacted by proposals for future development as the basis for assessing the environmental impacts of such proposals.

Goal 4: To the maximum extent practicable, reduce the discharge of pollutants and runoff flow from urban development.

Policy 4.1: To the maximum extent practicable, cause property owners or developers to minimize pollutant loading and flow velocity from new development projects and redevelopment projects during and after construction.

Policy 4.2: To the maximum extent practicable, limit development that disturbs natural water bodies and natural drainage systems.

Land Use and Environmental Quality

Policy 2.1: Ensure that new development is compatible with the physical characteristics of the city, surrounding land uses, and existing infrastructure.

Although the future use of the City is unknown, it is anticipated that the City will continue to be a center for commercial and industrial development. The City is located in a prime location for commercial and industrial development. The City is located in a prime location for commercial and industrial development. The City is located in a prime location for commercial and industrial development.

Policy 2.2: Encourage development that is compatible with existing and planned land uses in the City. Encourage development that is compatible with existing and planned land uses in the City.

Policy 2.3: Encourage development that is compatible with existing and planned land uses in the City. Encourage development that is compatible with existing and planned land uses in the City.

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Policy 2.7: Encourage development that is compatible with existing and planned land uses in the City. Encourage development that is compatible with existing and planned land uses in the City.

Policy 2.8: Encourage development that is compatible with existing and planned land uses in the City. Encourage development that is compatible with existing and planned land uses in the City.

Policy 4.3: To the maximum extent practicable, educate all who live, work and shop in the City to minimize activities that pollute urban runoff.

Policy 4.4: Post-development runoff from a site shall not contain pollutant loads that cause or contribute to exceedances of receiving water quality objectives and which have not been reduced to the maximum extent practicable.

***Adequate Public
Services and
Facilities***

Public facilities and services, such as water supply, treatment and distribution, sewer treatment, solid waste, drainage/flood control, fire protection and emergency services, law enforcement, public education, parks, community centers and recreational opportunities, and libraries are provided by the City or other service entities. Other service providers include: the Trabuco Canyon Water District, Santa Margarita Water District, Orange County Flood Control District, Orange County Fire Authority, Orange County Sheriff's Department, various school districts, and the Orange County Library system. The provision and maintenance of these services and facilities protect the quality of life and the livability of the community. Such facilities and services will need to be expanded to accommodate future growth and development. Existing public facilities such as water and sewer lines will need to be replaced due to age and the need to increase capacity.

The following goals and policies are designed to ensure that public services and facilities are provided at acceptable levels of service to meet the community's needs.

Water Supply, Treatment and Distribution

Goal 5: Collaborate with local and regional water suppliers to ensure that an adequate water supply is available and that delivery and treatment capacity is adequate to meet the community's needs.

Policy 5.1: Actively coordinate with Santa Margarita Water District and Trabuco Canyon Water District, as well as regional water suppliers and distributors, to ensure that high quality water is available and deliverable to the community.

- Policy 5.2:** In cooperation with the Santa Margarita Water District and Trabuco Canyon Water District, review development proposals to ensure that adequate water supplies, treatment, and distribution capacity are available to meet the needs of the proposed development without negatively impacting the existing community.
- Policy 5.3:** Work cooperatively with local and regional water suppliers to ensure adequate water reserves exist in case of natural disaster.
- Policy 5.4:** Participate in and support regional programs that target the improvement and conservation of the region's groundwater and surface water supply.
- Policy 5.5:** Actively promote water conservation by City residents and businesses.
- Policy 5.6:** Promote the use of reclaimed water for irrigation of parks, golf courses, and landscaped areas in the community.

Sewer Treatment

- Goal 6:** Collaborate with local sewer treatment providers to provide and maintain adequate levels of sewage treatment.
- Policy 6.1:** Actively coordinate with Santa Margarita Water District and Trabuco Canyon Water District to ensure that sewer service and facilities are provided and maintained to meet the community's need for sewer collection and treatment.
- Policy 6.2:** In cooperation with the Santa Margarita Water District and Trabuco Canyon Water District, review development proposals to ensure that adequate sewer collection and treatment facilities are available to meet the needs of development without negatively impacting the existing community.

Solid Waste

Goal 7: Collaborate effectively with local providers of solid waste collection and disposal to provide a sufficient level of solid waste disposal.

Policy 7.1: Cooperate with solid waste collection and disposal service providers to ensure City residents are provided adequate solid waste collection and disposal services.

Policy 7.2: Participate in local and regional programs that encourage the per capita reduction of solid waste in Rancho Santa Margarita in order to meet State mandates for waste reduction.

Drainage/Flood Control

Goal 8: Collaborate with the Orange County Flood Control District (OCFCD) to provide a level of flood control protection that meets the needs of the community.

Policy 8.1: Cooperate with the OCFCD, Homeowners Associations, and community foundations to ensure an adequate level of drainage and flood control facilities and programs are provided and maintained within the community.

Fire Protection and Emergency Services

Goal 9: Provide effective and responsive fire protection and emergency response service.

Policy 9.1: Provide a sufficient level of fire protection, public education and emergency response service (including facilities, personnel, and equipment) through the Orange County Fire Authority.

Policy 9.2: Implement and enforce regulations, such as the most recent building codes, to ensure existing and new development is constructed and maintained to minimize potential fire hazards.

Case 1: The first case is a simple one. It involves a single individual who has been identified as a potential threat to the security of the United States. The individual is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 2: The second case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 3: The third case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 4: The fourth case is a more complex one.

Case 4: The fourth case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 5: The fifth case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 6: The sixth case is a more complex one.

Case 6: The sixth case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 7: The seventh case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

Case 8: The eighth case is a more complex one. It involves a group of individuals who have been identified as potential threats to the security of the United States. The group is a male, born in 1975, and is currently residing in the United States. He has been identified as a potential threat to the security of the United States because of his association with a group that is known to be involved in terrorist activities.

- Policy 9.3:** Coordinate with Homeowners Associations and community foundations to ensure that street widths and clearance areas are sufficient to accommodate fire protection equipment and emergency vehicles.

Law Enforcement

- Goal 10:** Provide effective and responsive police protection.

- Policy 10.1:** Provide a sufficient level of police protection (including facilities, personnel, and equipment) and public education through the Orange County Sheriff's Department.

- Policy 10.2:** Continue to implement alternative policing methods, such as Community Oriented Policing to maintain the low crime rate within Rancho Santa Margarita.

Public Education

- Goal 11:** Cooperate with local school districts and other educational organizations to ensure that a level of public education is provided that meets the community's educational needs.

- Policy 11.1:** Cooperate with local school districts and assist them in identifying the need for new, expanded, or rehabilitated school sites and facilities so that sufficient educational facilities for programs are provided and maintained.

- Policy 11.2:** Encourage access to equal education opportunities, amenities and curriculums in the school districts that serve Rancho Santa Margarita.

- Policy 11.3:** Consider the need for new or expanded educational facilities when annexing new land.

- Policy 11.4:** Encourage additional and improved parking facilities at public schools in order to provide adequate parking for large/special events.

Parks, Community Centers and Recreational Opportunities

Goal 12: Cooperate with homeowners associations and community foundations to ensure that parks, community centers, and recreational opportunities are provided and maintained that promote a family-oriented community and encourage community spirit and participation.

Policy 12.1: Collaborate with homeowners associations and community foundations to provide and maintain a variety of community amenities such as the lake, parks, community centers, and pedestrian/bicycle trails.

Policy 12.2: Evaluate the need for and facilitate the provision of additional neighborhood, senior, youth, and day-care centers as needed.

Policy 12.3: Cooperate with homeowners associations, community foundations, and other recreational facility owners to facilitate the maximum effective utilization of parks and recreational opportunities in the community.

Policy 12.4: At the time of review of new residential development, require park dedication and provision of recreational trails that enhance the existing private recreational system.

Policy 12.5: Work with all school districts in planning for parks and recreation facilities to maximize joint use community recreation opportunities.

Libraries

Goal 13: Cooperate with the County of Orange to provide a level of library facilities and services that meets the needs of the community.

Policy 13.1: Actively work with the County to provide library services and facilities that meet State standards for library facilities.

Final Exam: Issues and Methods of Environmental Science

Question 1: Environmental science is an interdisciplinary field that combines biology, chemistry, physics, and earth science to study the natural world and its interactions with human activities. It is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet. Environmental science is a dynamic field that is constantly evolving as new discoveries are made and new technologies are developed.

Question 2: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Question 3: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Question 4: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Question 5: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Question 6: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Answers

Answer 1: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Answer 2: Environmental science is a multidisciplinary field that draws on knowledge from a variety of disciplines, including biology, chemistry, physics, and earth science. It is a field that is constantly evolving as new discoveries are made and new technologies are developed. Environmental science is a broad field that encompasses a wide range of topics, from the study of individual organisms to the study of the entire planet.

Policy 13.2: Encourage the maintenance of a high-quality library system that: enhances the cultural life of the community; is the repository of people's ideas, knowledge and thoughts; and is the information center for the community.

Policy 13.3: Collaborate with the County library system to enhance the provision of programs to the residents of Rancho Santa Margarita and surrounding communities.

Policy 13.4: As the community ages, consider the expansion and/or improvement of library facilities.

Related Goals and Policies

The goals and policies described in the Land Use Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from the other elements directly or indirectly support the goals and policies of the Land Use Element. These supporting goals and policies are identified in Table LU-1.

Table LU-1
Land Use Related Goals and Policies by Element

General Plan Element	Land Use Element Issue Areas			
	Balance of Land Uses	Control and Direct Future Land Uses	Land Use and Environmental Compatibility	Public Facilities and Services
Land Use				
Housing	1.1, 1.2	1.4, 2.1, 2.2		1.7
Circulation		3.1, 3.2, 4.1	1.5, 2.2, 2.3, 2.4	1.2, 1.3, 2.1, 4.1, 4.2, 4.3
Economic Development	1.1, 1.2, 1.3, 2.1, 2.2, 2.3, 2.4	2.5	2.8	
Conservation/Open Space	6.3	6.4	1.1, 1.2, 1.3, 1.4, 1.5, 4.1, 4.2, 5.1, 5.2, 5.3, 6.1, 6.2	1.4, 1.6, 1.7, 3.1, 4.3
Safety	3.4		1.6, 2.5	1.2, 3.1, 3.5, 3.6, 3.8
Noise	3.1		1.1	

Abstract (Short and
Precise)

- Policy 12.1:** Encourage the maintenance of a high-quality library system that ensures the highest level of service to the community and the highest level of financial and physical security of the library system.
- Policy 12.2:** Encourage the maintenance of a high-quality library system that ensures the highest level of service to the community and the highest level of financial and physical security of the library system.
- Policy 12.3:** Encourage the maintenance of a high-quality library system that ensures the highest level of service to the community and the highest level of financial and physical security of the library system.
- Policy 12.4:** Encourage the maintenance of a high-quality library system that ensures the highest level of service to the community and the highest level of financial and physical security of the library system.

The following policy is intended to provide a framework for the library system to ensure the highest level of service to the community and the highest level of financial and physical security of the library system.

Table 12.1
Library System and Policy - by District

District	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 1	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 2	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 3	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 4	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 5	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 6	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 7	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 8	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 9	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 10	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 11	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 12	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 13	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 14	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 15	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 16	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 17	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 18	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 19	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4
District 20	Library System	Policy 12.1	Policy 12.2	Policy 12.3	Policy 12.4



GENERAL PLAN

Land Use Plan

The Land Use Plan consists of two components: a plan for the existing City, and a set of planning assumptions for the Northeast Future Planned Community area, which extends beyond the City's sphere of influence (SOI). Substantial new growth in the Rancho Santa Margarita planning area will occur within the Northeast Future Planned Community once the area is annexed to the City. The Northeast Future Planned Community is designated by this Land Use Plan as Future Planned Community (FPC). The FPC land use designation allows for innovative land planning and building design, and seeks to continue Rancho Santa Margarita's heritage as a planned community, ensuring that the quality of planning and design within the area is consistent with that found throughout the rest of the City.

The following Land Use Plan focuses on the balance of land uses within the City, the location of future land uses, land use and environmental compatibility, and provision of public services and facilities. The other elements within the General Plan expand on how the Land Use Plan will be implemented to create a compact and livable community.

Balance of Land Uses

The variety of land uses within Rancho Santa Margarita affects the important balance between the generation of public revenues and the provision of public services and facilities. Achieving and maintaining a balance of land uses can ensure fiscal stability and also create a desirable community in which people work, shop, reside, and recreate. As discussed later in this element, implementation of the Land Use Plan will result in positive net revenue for Rancho Santa Margarita.

The majority of Rancho Santa Margarita is developed, and limited vacant land is available for future new development. As a result, the majority of future growth in the Rancho Santa Margarita planning area will occur in the Northeast Future Planned Community. The Land Use Plan identifies the land use types designated for the vacant lots within the City and the Northeast Future Planned Community area. Based on the Land Use Plan, these areas will develop with a land use composition that provides a balance between the generation of public revenues and the cost of providing public facilities and services.

Land Use Plan

The Land Use Plan consists of two components: a plan for the future and a set of zoning regulations for the future. The plan for the future is a map of the future land use of the community. The zoning regulations are a set of rules that govern the use of land in the community. The plan for the future is a map of the future land use of the community. The zoning regulations are a set of rules that govern the use of land in the community. The plan for the future is a map of the future land use of the community. The zoning regulations are a set of rules that govern the use of land in the community.

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Future of Land Use

Implementation of the Land Use Plan will also assist in creating a balance between jobs and housing units within the City. A balance between jobs and housing allows some people to live and work within the same community. This results in a reduction of traffic, thereby reducing the level of air pollution and improving the quality of life for the community. Ensuring that affordable housing is available for those lower income households working within the commercial, office, and retail areas of Rancho Santa Margarita is important. The City has identified land for employment generating uses, as well as residential uses. An economic development strategy is discussed in the Economic Development Element of the General Plan, and the provision of adequate housing is discussed in the Housing Element.

Land Use Classification System

The Land Use Policy Map (Figure LU-1) illustrates the various types and distribution of land uses planned for Rancho Santa Margarita. The land use classification system is presented in Table LU-2 and includes 13 land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Policy Map. Table LU-2 also identifies the maximum density or intensity of development allowed under each General Plan land use designation.

The General Plan land use designations are grouped according to the following five general land use categories: Residential; Commercial and Business; Public/Quasi-Public Facilities; Open Space; and Other.

The Residential categories include four designations that allow for a range of housing types and densities. The non-residential categories include a variety of designations that promote a range of revenue-and employment-generating businesses, such as General Commercial, Neighborhood Commercial and Business Park. Other non-residential designations include Community Facility, Parks, and a variety of Open Space designations. A Future Planned Community designation is used to address future growth on existing nursery properties and the Porter Ranch area located northeast of the City. Within the existing City boundary there are currently 5 vacant parcels of land totaling approximately 25 acres.

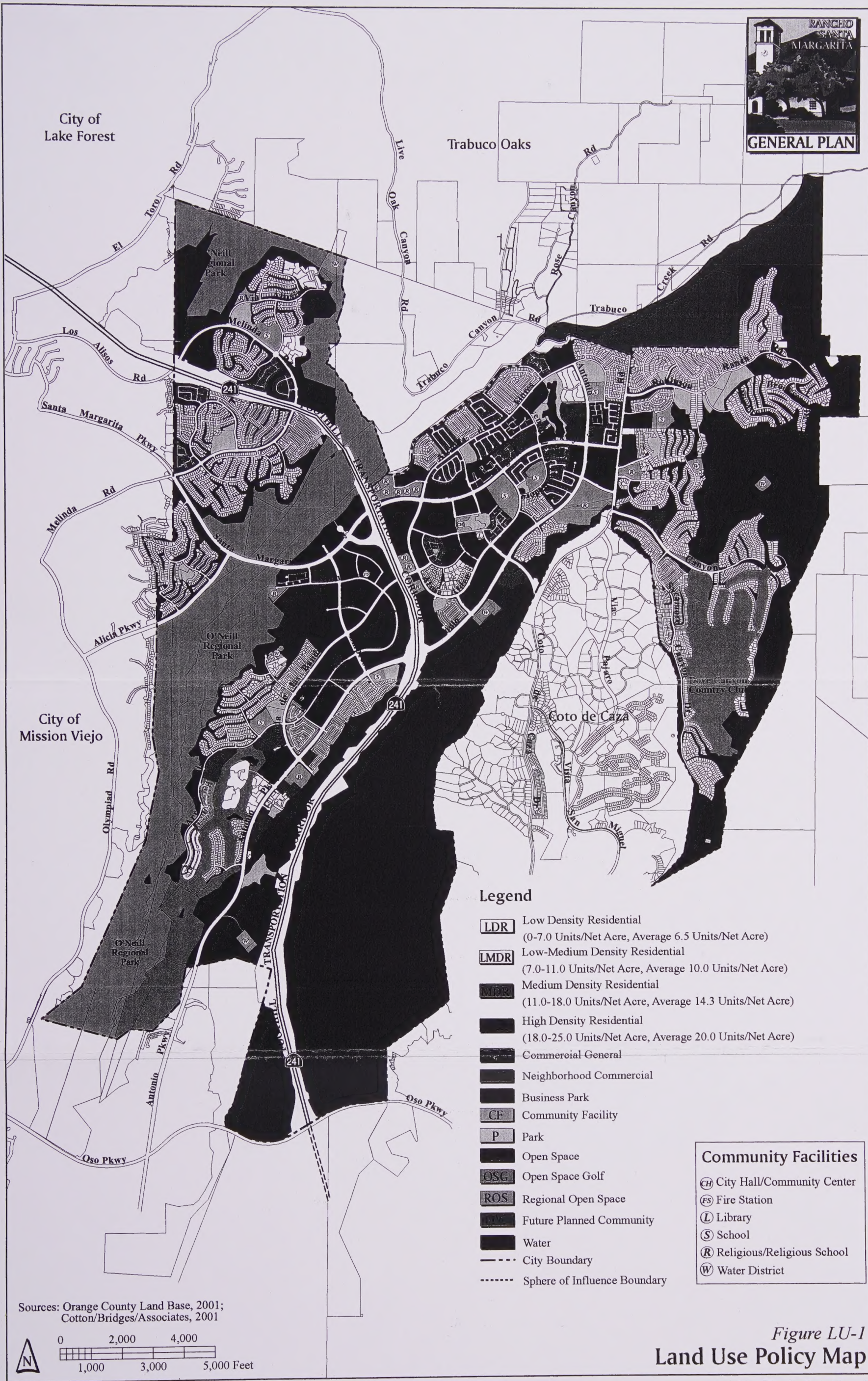
General Plan land use policy will be implemented through the City's Zoning Ordinance, which will be developed following completion of the General Plan. State planning law requires consistency between the City's General Plan and Zoning Ordinance.

Table LU-2
Land Use Classification System

Land Use	Maximum DUs/Net Acre or Maximum FAR/Net Acre	Average DUs/Net Acre or Average FAR/Net Acre	Summary Description of Land Use Designation
Residential Land Uses			
LDR – Low Density Residential	7.0 du/acre	6.5 du/acre	Single-family detached units on moderate to large lots.
LMDR – Low-Medium Density Residential	11.0 du/acre	10.0 du/acre	Small-lot single-family detached homes, as well as some single-family town homes and duplexes.
MDR – Medium Density Residential	18.0 du/acre	14.3 du/acre	Duplexes, town homes, row houses, and multiple-family units such as apartments and condominiums.
HDR – High Density Residential	25.0 du/acre	20.0 du/acre	Apartments, condominiums, senior housing, and multi-family clusters.
Commercial and Business Land Uses			
C – General Commercial	1.0:1 FAR	0.4:1 FAR	Retail stores, restaurants, lodging, personal services, business services, and financial services of a citywide or regional nature. Does not promote development of commercial strips.
NC - Neighborhood Commercial	0.6:1 FAR	0.3:1 FAR	Retail stores, service stations, restaurants, and services that serve the needs of surrounding neighborhoods.
BP – Business Park	1.0:1 FAR	0.35:1 FAR	Service commercial, retail commercial, office, light industrial, open space, and community facilities (excluding public and private schools). Applies to all non-residential properties in Rancho Santa Margarita Business Park.
Public/Quasi-Public Facilities Land Use			
CF – Community Facility	0.6:1 FAR	0.3:1 FAR	Fire stations, police stations, public and private schools, recreation centers, water tanks, utilities, or other non-commercial, non-residential, or non-industrial purposes.
Open Space Land Uses			
P - Parks	0.5:1 FAR	0.1:1 FAR	Publicly- or privately-owned and dedicated park lands.
OS – Open Space	N/A	N/A	Streams and washes, open space easements, and other private and public open spaces.
OSG – Open Space Golf	0.4:1 FAR	0.05:1 FAR	Maintenance and development of golf courses and other private recreational uses.
ROS – Regional Open Space	0.4:1 FAR	0.05:1 FAR	Sections of O'Neill Regional Park within the City. Active and passive recreational uses consistent with Orange County regulations.
Other Land Uses			
FPC – Future Planned Community	Varies	Varies	Denotes large areas of land under single or common ownership for detailed planning and development for residential, commercial, community facility, recreation and open space uses.

Table 1.1-1
List of Chemicals

Chemical Name	Chemical Formula	Chemical Structure	Chemical Class
1. Acetic Acid	CH ₃ COOH		Organic Acid
2. Acetone	CH ₃ COCH ₃		Organic Solvent
3. Acrylonitrile	CH ₂ =CHCN		Monomer
4. Adipic Acid	HOOC(CH ₂) ₄ COOH		Organic Acid
5. Aniline	C ₆ H ₅ NH ₂		Aromatic Amine
6. Benzene	C ₆ H ₆		Aromatic Solvent
7. Benzophenone	C ₆ H ₅ COCH ₃		Organic Solvent
8. Butadiene	CH ₂ =CH-CH=CH ₂		Monomer
9. Butyric Acid	CH ₃ (CH ₂) ₂ COOH		Organic Acid
10. Chloroform	CHCl ₃		Organic Solvent
11. Cyclohexane	C ₆ H ₁₂		Aliphatic Solvent
12. Cyclohexene	C ₆ H ₁₀		Monomer
13. Ethanol	C ₂ H ₅ OH		Organic Solvent
14. Ethyl Acrylate	CH ₂ =CHCOOCH ₂ CH ₃		Monomer
15. Ethylbenzene	C ₆ H ₅ CH ₂ CH ₃		Aromatic Solvent
16. Ethylene Glycol	HOCH ₂ CH ₂ OH		Organic Solvent
17. Ethylene Oxide	C ₂ H ₄ O		Monomer
18. Formaldehyde	CH ₂ O		Organic Solvent
19. Formic Acid	CH ₃ COOH		Organic Acid
20. Glacial Acetic Acid	CH ₃ COOH		Organic Acid
21. Hexane	C ₆ H ₁₄		Aliphatic Solvent
22. Hexene	C ₆ H ₁₂		Monomer
23. Hydrochloric Acid	HCl		Inorganic Acid
24. Hydrofluoric Acid	HF		Inorganic Acid
25. Hydrogen Peroxide	H ₂ O ₂		Oxidizing Agent
26. Hydroperoxide	ROOH		Oxidizing Agent
27. Isobutylene	(CH ₃) ₂ CHCH=CH ₂		Monomer
28. Isobutyl Alcohol	(CH ₃) ₂ CHCH ₂ OH		Organic Solvent
29. Isobutyl Methacrylate	(CH ₃) ₂ CHCH ₂ COOCH=CH ₂		Monomer
30. Isobutylene Oxide	(CH ₃) ₂ CHCH ₂ O		Monomer
31. Isobutylene Sulfone	(CH ₃) ₂ CHCH ₂ SO ₂ CH ₃		Organic Solvent
32. Isobutylene Sulfonate	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₃		Organic Solvent
33. Isobutylene Sulfonate Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₃ X		Organic Solvent
34. Isobutylene Sulfonate Ester	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃		Organic Solvent
35. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent
36. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent
37. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent
38. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent
39. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent
40. Isobutylene Sulfonate Ester Salt	(CH ₃) ₂ CHCH ₂ SO ₃ CH ₂ CH ₃ X		Organic Solvent



This Element uses certain terminology to describe 13 land use designations. The term *density* is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/net acre).

Development *intensity*, which applies to non-residential uses, refers to the extent of development on a parcel of land or lot (i.e., the total building square footage, building height, the floor area ratio, and/or the percent of lot coverage). Intensity is often used to describe non-residential development levels; but, in a broader sense, intensity is also used to express overall levels of both residential and non-residential development types. In this Element, floor area ratio and building square footage are used as measures of non-residential development intensity.

Floor area ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. The FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1. A 0.50:1 FAR allows a single story building, which covers half the lot, or a two-story building with reduced lot coverage. Figure LU-2 depicts the calculation of FAR.

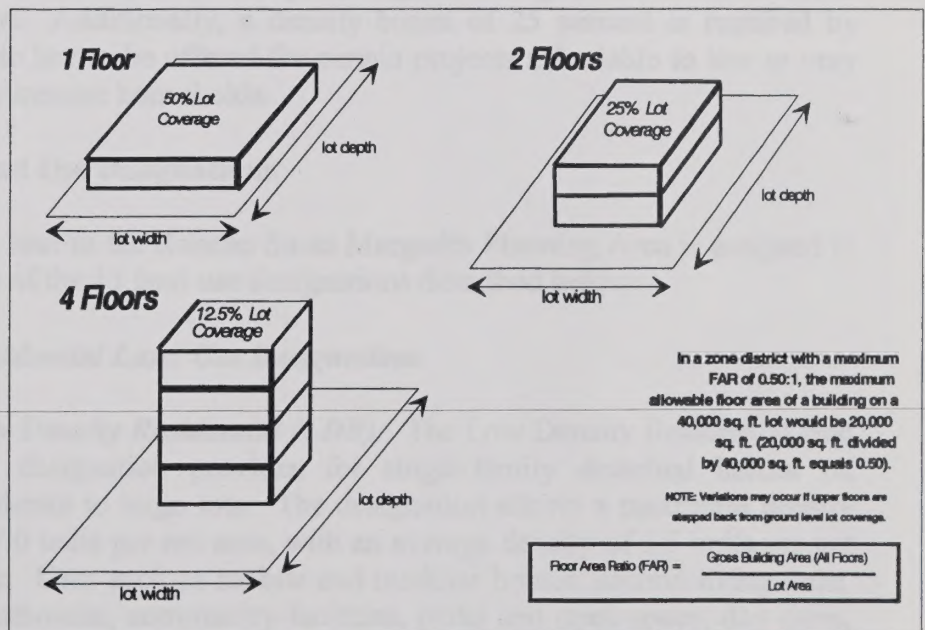


Figure LU-2
Floor Area Ratio Illustrated

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Policy Map are described in detail in this Element. Table LU-2 lists each of the land use designations shown on the Land Use Policy Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. Table LU-2 also includes the average overall level of development within each land use designation within the planning area. These average levels of development represent an anticipated overall density and intensity of development for the planning area and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development of the City is anticipated to occur at the average level of density or intensity indicated in Table LU-2. Development at an intensity or density between the average and maximum levels can occur only where projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. Additionally, a density bonus of 25 percent is required by State law to be offered for certain projects affordable to low or very low income households.

Land Use Designations

All land in the Rancho Santa Margarita Planning Area is assigned to one of the 13 land use designations described below:

Residential Land Use Designations

Low Density Residential (LDR): The Low Density Residential land use designation provides for single-family detached homes on moderate to large lots. The designation allows a maximum density of 7.0 units per net acre, with an average density of 6.5 units per net acre. Uses such as mobile and modular homes, second living units, guesthouses, community facilities, parks and open space, day cares, churches, agricultural uses, and others that are compatible with and oriented toward serving the needs of the low-density single-family neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.

Low-Medium Density Residential (LMDR): The Low-Medium Density Residential land use designation provides for single-family detached homes on smaller lots, as well as development of single-family attached residential units such as town homes and duplexes. The designation allows a maximum density of 11.0 units per net acre where already subdivided, with an average density of 10.0 units per net acre. Uses such as mobile and modular homes, second living units, guest houses, community facilities, parks and open space, day cares, churches, agricultural uses, and others that are compatible with and oriented toward serving the needs of the low-medium density single-family neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.

Medium Density Residential (MDR): The Medium Density Residential designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The designation allows a maximum of 18.0 units per net acre, with an average density of 14.3 units per net acre. Uses such as mobile and modular homes, day cares, churches and others that are compatible with and oriented toward serving the needs of the medium density neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.



The results of the first two studies are presented in Table 1. The first study was conducted in 1998 and the second in 2000. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2.

The first study was conducted in 1998. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2. The first study was conducted in 1998 and the second in 2000. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2.

The second study was conducted in 2000. The results of the second study are presented in Table 2. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2.

The third study was conducted in 2002. The results of the third study are presented in Table 3. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2.



The results of the third study are presented in Table 3. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2. The results of the third study are presented in Table 3.

The fourth study was conducted in 2004. The results of the fourth study are presented in Table 4. The results of the first study are presented in Table 1. The results of the second study are presented in Table 2. The results of the third study are presented in Table 3.

High Density Residential (HDR): The High Density Residential designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The designation allows a maximum of 25.0 units per net acre, with an average density of 20.0 units per net acre. The High Density Residential designation also provides for development of senior housing. Uses such as mobile and modular homes, day cares, parks and open space, churches and others that are compatible with and oriented toward serving the needs of the high density or senior neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.

Commercial and Business Land Use Designations

General Commercial (C): The General Commercial land use designation provides for retail uses that rely on automobile traffic and attract customers from a citywide and/or regional trade area. This land use designation does not encourage the development of commercial strips. The maximum intensity of development is 1.0:1 FAR. The average intensity is 0.4:1 FAR.

Neighborhood Commercial (NC): The Neighborhood Commercial land use designation provides for a variety of retail uses that serve the needs of nearby neighborhoods. In addition to retail uses, areas designated Neighborhood Commercial can also include a small amount of space for general business, medical, or professional offices. The maximum intensity of development is 0.6:1 FAR. The average intensity is 0.3:1 FAR.



Business Park (BP): The Business Park designation applies to all non-residential properties within the Rancho Santa Margarita Business Park area. Permitted uses include service commercial, retail commercial, office, light industrial, open space, and community facilities (excluding public and private schools). The maximum intensity of development is a floor area ratio of 1.0:1 and the average intensity of development is a floor area ratio of 0.35:1.

Public/Quasi-Public Land Use Designation

Community Facility (CF): The Community Facility land use designation allows development of fire stations, police stations, public and private schools, recreation centers, water tanks, utilities, or other non-commercial, non-residential, or non-industrial purposes. The maximum intensity of development is a floor area ratio of 0.6:1 and the average intensity of development is a floor area ratio of 0.3:1. Ownership and control of properties designated as Community Facility are indicated on the Land Use Policy Map using the following symbols:

S – Public Schools (Capistrano and Saddleback Valley Unified School Districts)

R – Churches, Religious Institutions, and Religious Schools (Under various control)

L – Libraries (Orange County Library District)

CH – City Hall and Intergenerational Community Center (City of Rancho Santa Margarita)

FS – Fire Station (Orange County Fire Department)

W – Water District (Santa Margarita and Trabuco Canyon Water Districts)

Open Space Land Use Designations

Parks (P): The Parks designation provides for privately owned and dedicated parklands. Activities that may be developed include areas for active sports play, large multipurpose fields for community events and informal recreation, tot lots, picnic areas, multipurpose sports fields and courts, concessions, community event space, maintenance/support facilities, and caretaker facilities. The maximum intensity of development is a floor area ratio of 0.5:1 and the average intensity of development is a floor area ratio of 0.1:1.

Open Space (OS): The Open Space designation provides open space for outdoor recreation, buffering of incompatible land uses, preservation of natural resources, managed production of resources, and protection of health and public safety. Areas designated as Open Space include: streams and washes, open space easements, and other private and public open space. No density or intensity standards are applied within this designation.

Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a process that identifies, predicts, and evaluates the potential environmental impacts of proposed projects and activities. It is a key tool for decision-making in the development of infrastructure and other projects. The EIA process typically involves several steps, including scoping, baseline data collection, impact prediction, impact assessment, and the preparation of an EIA report. The EIA report is then used by decision-makers to approve or reject the project, and to impose conditions on any approval. The EIA process is designed to ensure that the environmental impacts of proposed projects are fully understood and that appropriate measures are taken to avoid, minimize, and compensate for any adverse effects.

1. Scoping: This is the first step in the EIA process, where the scope of the assessment is defined. This involves identifying the key issues and impacts that need to be studied, and determining the level of detail required for the assessment.
2. Baseline Data Collection: This step involves gathering information about the current state of the environment in the area where the project is proposed. This can include data on land use, vegetation, wildlife, water resources, and other environmental factors.
3. Impact Prediction: This step involves predicting the potential impacts of the proposed project on the environment. This can be done using a variety of methods, including qualitative assessments, quantitative models, and a combination of the two.
4. Impact Assessment: This step involves evaluating the predicted impacts of the project against established criteria and standards. This can help decision-makers understand the significance of the impacts and the likely effects of the project on the environment.
5. EIA Report: This is the final product of the EIA process, which provides a detailed account of the findings of the assessment. The report typically includes information on the project description, the scoping process, the baseline data, the impact predictions, and the impact assessment results.

Environmental Impact Assessment

The EIA process is a key tool for decision-making in the development of infrastructure and other projects. It is designed to ensure that the environmental impacts of proposed projects are fully understood and that appropriate measures are taken to avoid, minimize, and compensate for any adverse effects. The EIA process typically involves several steps, including scoping, baseline data collection, impact prediction, impact assessment, and the preparation of an EIA report. The EIA report is then used by decision-makers to approve or reject the project, and to impose conditions on any approval. The EIA process is a key tool for ensuring that the environmental impacts of proposed projects are fully understood and that appropriate measures are taken to avoid, minimize, and compensate for any adverse effects.

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Open Space Golf (OSG): The Open Space Golf designation provides for maintenance and development of golf courses and other private recreational uses. The maximum intensity of development is a floor area ratio of 0.4:1 and the average intensity of development is a floor area ratio of 0.05:1.

Regional Open Space (ROS): The Regional Open Space designation applies to sections of O'Neill Regional Park that lie within the City of Rancho Santa Margarita. The designation provides for a variety of active and passive recreational uses, consistent with Orange County regulations for use of the Park. The maximum intensity of development is a floor area ratio of 0.4:1 and the average intensity of development is a floor area ratio of 0.05:1.

Other Land Use Designations

Future Planned Community (FPC) - The Future Planned Community designation applies to all land located within the City's sphere of influence northeast of the City's existing boundary. The FPC designation denotes large areas of land under single or common ownership for detailed planning and development for residential, commercial, community facility, recreation and open space uses. The maximum intensity of development and the average intensity of development will vary depending on how a proposed development conforms to the allowable use guidelines as stated in the Land Use Plan.

Planned Communities

Due to Rancho Santa Margarita's history as a planned community, the City is almost fully developed, leaving little room for significant new development or land use change. Rancho Santa Margarita is based on the land use plans developed for each of the planned communities that form the City. These include:

- ◆ Rancho Santa Margarita Planned Community (Including Business Park and Town Center Plans)
- ◆ Rancho Trabuco Planned Community
- ◆ Robinson Ranch Planned Community
- ◆ Dove Canyon Planned Community

Over the last 10 years, the United States has experienced a period of economic growth and development, but also a period of economic stagnation and development. The economy has grown at a steady pace, but the unemployment rate has remained high. The economy has grown at a steady pace, but the unemployment rate has remained high.

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Several of these planned communities are also the subject of development agreements, which identify the levels of development allowed, and important public facilities that will accompany development. Development in these areas will follow the individual planned community development plans and agreements.

Development proposals within these planned communities will be reviewed for consistency with approved development plans and agreements. Any proposed amendments to the approved planned communities will also be reviewed to ensure that such amendments support the fiscal stability of the City, provide necessary public facilities and services, and minimize environmental impacts.

The area located southwest of the Robinson Ranch Planned Community is referred to as the Rancho Cielo and Walden Communities. These areas were developed consistent with the Orange County development code. Figure LU-3 identifies the locations of all of the above listed planned communities within the City.

Northeast Future Planned Community

The nursery properties and Porter Ranch area located northeast of the City are designated Future Planned Community (FPC) on the Land Use Policy Map. The purpose of the FPC designation is to allow for innovative land planning and building design. Application of the FPC designation to this area continues Rancho Santa Margarita's heritage as a planned community, ensuring that the quality of planning and design within the area is consistent with that found throughout the rest of the City. The General Plan does not determine the actual configuration of land uses within the FPC. Rather, development of this area shall be subject to a Specific Plan and should reflect the following allowable land use mix guidelines:



- ◆ 20% Low Density Residential (not to exceed 4.0 du/acre) concentrated in the Porter Ranch area,
- ◆ 17% Low Density Residential (not to exceed 7.0 du/acre),
- ◆ 8% Medium Density Residential,

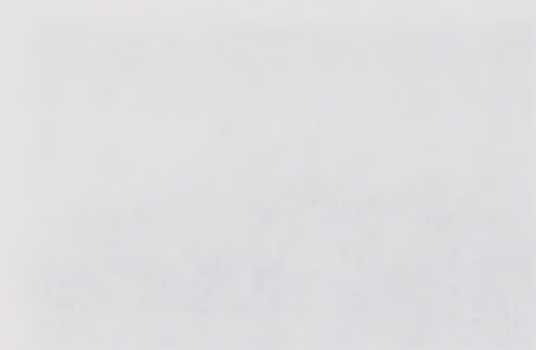
Review of these related documents on the subject of development patterns, which identify the levels of development allowed and proposed policy initiatives that will encourage development. The document is also used to inform the public about the community development plan and agreement.

The planning process with these related documents will be reviewed. The community will review development plans and agreements. Any proposed amendments to the current plan will be reviewed in detail and any amendments will also be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail.

The new land use plan of the future land use plan is intended to be a long-term plan and will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail.

Future Land Use Plan

The community plan and future land use plan will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail. The plan will be reviewed in detail and any amendments will be reviewed in detail.



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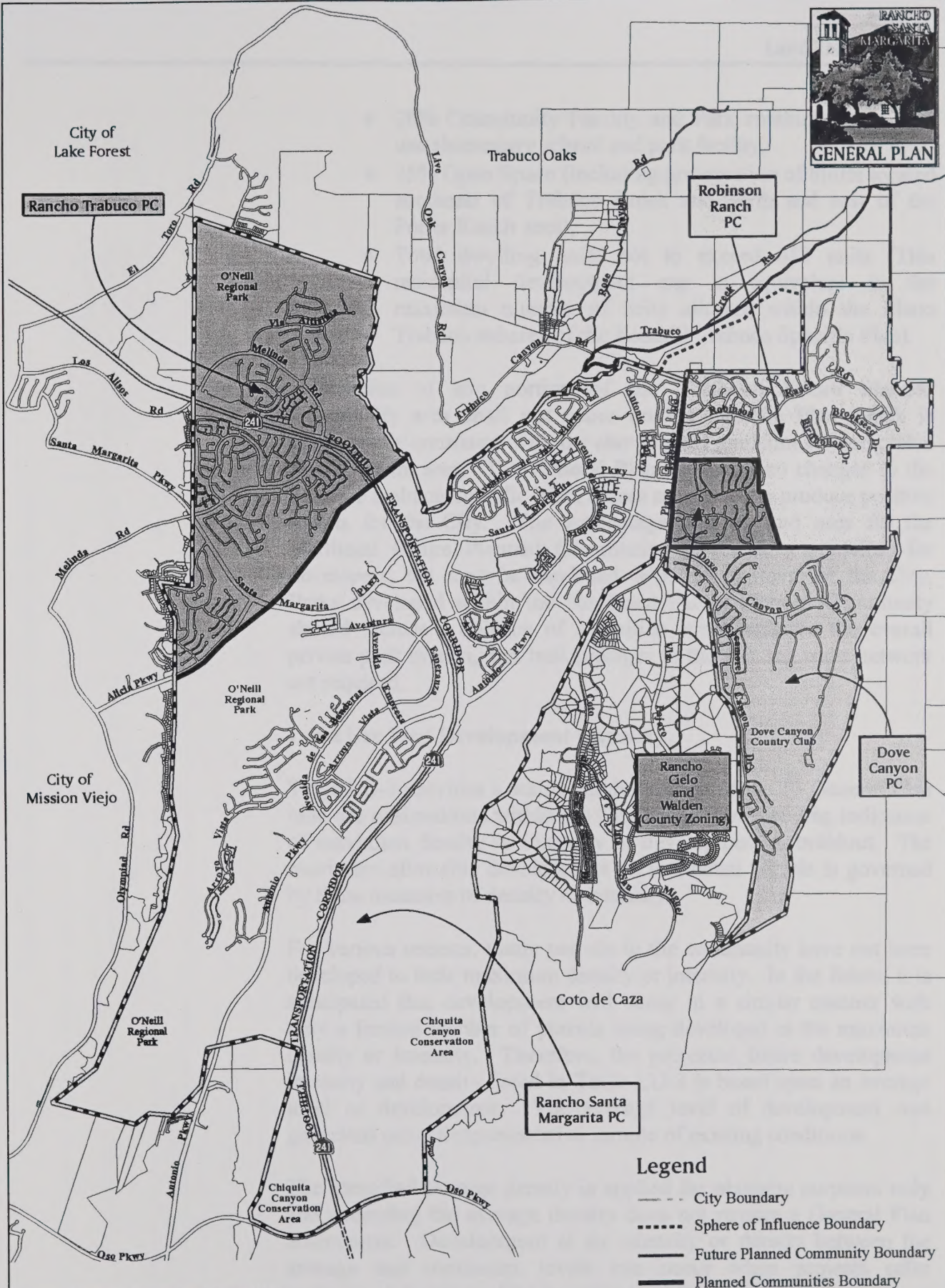


Figure LU-3
Planned Communities

- ◆ 20% Community Facility and Park combined as a joint use elementary school and park facility,
- ◆ 35% Open Space (including preservation of bluffs located southeast of Trabuco Creek and north and east of the Porter Ranch area),
- ◆ Total dwelling units not to exceed 612 units (This residential development cap is equivalent to the maximum number of units allowed within the Plano Trabuco subarea of the Foothill/Trabuco Specific Plan).

Annexation of any portion of the Northeast Future Planned Community area shall not occur until a Specific Plan which is substantially consistent with the above-listed guidelines is completed for the entire area. The General Plan advocates no changes to the Foothill/Trabuco Specific Plan, unless such changes produce positive results for the City. The percentage mix of land uses for the Northeast Future Planned Community serves as a guideline for developers, but may be modified with the approval of the City. Parks developed within the Northeast Future Planned Community should include a balance of amenities which enhance the overall private park system, and trail linkages to the existing trails network are required.

Land Use Plan Development Capacity

Table LU-3 provides a statistical description of the 13 General Plan land use designations within the City and a corresponding indication of maximum density or intensity of development at buildout. The maximum allowable development on individual parcels is governed by these measures of density or intensity.

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. In the future, it is anticipated that development will occur in a similar manner with only a limited number of parcels being developed at the maximum density or intensity. Therefore, the projected future development intensity and density listed in Table LU-3 is based upon an average level of development. The average level of development was generated using a representative sample of existing conditions.

The identified average density is applied for planning purposes only and exceeding the average density does not require a General Plan amendment. Development at an intensity or density between the average and maximum levels can occur when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the

Table LU-3
Land Use Plan Development Capacity Summary

Land Use	Assumptions				Net Acres	Estimated Dwelling Units	Estimated Non-Residential Square Feet (Thousands)	Estimated Population
	Maximum		Average					
	DU/Acre	FAR	DU/Acre	FAR				
Residential Land Use Designations								
LDR Low Density Residential	7	--	6.5	--	948	6,164	--	17,918
LMDR Low-Medium Density Residential	11	--	10	--	205	2,053	--	5,967
MDR Medium Density Residential	18	--	14.3	--	240	3,438	--	9,992
HDR High Density Residential	25	--	20	--	267	5,341	--	15,526
Commercial, Business, and Tourist Land Use Designations								
C General Commercial	--	1:1	--	0.4:1	123	--	2,135	--
NC Neighborhood Commercial	--	0.6:1	--	0.3:1	44	--	581	--
BP Business Park	--	1:1	--	0.35:1	255	--	3,886	--
Public/Quasi-Public Land Use Designation								
CF Community Facility	--	0.6:1	--	0.3:1	191	--	2,496	--
Open Space Land Use Designations								
P Parks	--	0.5:1	--	0.1:1	140	--	612	--
OS Open Space	--	--	--	--	3,087	--	--	--
OSG Open Space Golf	--	0.4:1	--	0.05:1	442	--	963	--
ROS Regional Open Space	--	0.4:1	--	0.05:1	1,203	--	2,620	--
Other Land Uses								
FPC Future Planned Community	Assumptions per Land Use Plan				261	612	348	1,775
Water	--	--	--	--	38	--	--	--
Total					7,446	17,608	13,641	51,178

Note: Assumes 2.95 Persons per Occupied Housing Unit (per DOF, 2001)

General Plan. Additionally, a density bonus of 25 percent is required by State law to be offered for certain projects affordable to low or very low income households, or senior citizens.

Table LU-3 includes the planned land use and/or development intensities in the identified Future Planned Community area.

Control and Direct Future Land Uses

Even though Rancho Santa Margarita is a newly formed City, the majority of the land area within the City is parkland, open space, and regional open space (O'Neill Regional Park). With proper planning, new development will occur without negatively affecting the unique character that City residents enjoy.

The approximately 327-acre Northeast Future Planned Community area is the primary location for new residential and non-residential development in the future. The City will work with the Local Agency Formation Commission (LAFCO) and owners of the 327 acres to prepare appropriate development plans and to annex this area into the City ensuring that new development is compatible with the character of Rancho Santa Margarita. The City's current sphere of influence is shown in Figure LU-1.

Prior to approval of development within the Northeastern Future Planned Community area, an annexation plan will be completed. As part of the annexation plan, developers will need to prepare an urban services plan that outlines how adequate levels of public services and facilities will be provided to serve the new development, without reducing the level of services in the City. The plan will identify who will be responsible for the provision of the various public services and facilities, as well as identify funding sources to finance the services and facilities. Prior to City approval, the urban services plan must demonstrate that the proposed development meets identified service standards.

The only new development anticipated to occur within the existing City boundaries will be on 5 vacant lots totaling approximately 25 acres (less than 1 percent of total City land area). Future development on these lots will follow existing regulations to ensure that it is compatible with the character of Rancho Santa Margarita.

Land Use and Environmental Compatibility

Although the future reuse of MCAS El Toro is undetermined at this time, one reuse proposal includes development and operation of a commercial airport at the former air station. Reuse of MCAS El Toro as a commercial airport could result in aircraft overflight activities that pose risks to the residents of Rancho Santa Margarita and surrounding communities. The City encourages reuse of El Toro with development that is compatible with existing and planned land uses in Rancho Santa Margarita and surrounding communities.

To achieve this objective, Rancho Santa Margarita will coordinate with local and regional agencies to oppose any reuse of MCAS El Toro that would result in aircraft overflight of Rancho Santa Margarita and surrounding communities. In addition, the City will cooperate with local and regional agencies to encourage a non-aviation reuse of MCAS El Toro, such as the Orange County Central Park and Nature Preserve.



Urban development can affect the environment in many ways, including water quality, which can be impacted by pollutants from urban runoff. Pollutants such as heavy metals, petroleum products, animal waste and trash can be carried through the storm drain system into receiving waters, such as Trabuco and Tijeras Canyon creek. These pollutants affect the beneficial uses of these receiving waters including recreation, aesthetic enjoyment and preservation of fish and wildlife habitat. To address this problem, the Clean Water Act was amended in 1987 to include the National Pollutant Discharge Elimination Permit (NPDES). This permit, implemented in south Orange County by the San Diego Regional Water Quality Control Board (SDRWQCB), requires jurisdictions to enforce requirements reducing polluted urban runoff during all phases of development. Rancho Santa Margarita is a co-permittee of the NPDES permit and will continue to implement the most recent provisions adopted by the SDRWQCB.

As identified in other elements of this General Plan, Rancho Santa Margarita has established baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, traffic/circulation) that may be impacted by proposals for future development as the basis for assessing the environmental impacts of such proposals.

Provision of Public Facilities and Services

Public facilities and services are provided by the City or other service entities. These facilities and services include: 1) water supply, treatment and distribution; 2) sewer treatment; 3) solid waste disposal, 4) drainage/flood control; 5) fire protection and emergency services; 6) law enforcement; 7) public education; 8) parks, community centers and recreational opportunities; and 9) libraries. Other service providers include the Trabuco Canyon Water District, Santa Margarita Water District, Orange County Flood Control District, Orange County Fire Authority, Orange County Sheriff's Department, various school districts, and the Orange County Library system. The provision and maintenance of these services and facilities protect the quality of life and community livability. Such

facilities and services will need to be expanded to accommodate future growth and development.

Water and Sewer Service

Adequate municipal water and sewer service is necessary to protect public health in urban settings. The Rancho Santa Margarita planning area is served by two water providers: the Santa Margarita Water District (SMWD) and the Trabuco Canyon Water District (TCWD). The SMWD provides water to the Rancho Santa Margarita and Rancho Trabuco communities. The TCWD provides water to the Robinson Ranch, Dove Canyon, Walden and Rancho Cielo areas. The SMWD and the TCWD are members of the Municipal Water District of Orange County (MWDOC). The MWDOC is a member of the Metropolitan Water District of Southern California (MWD). Almost all of the water supply is purchased from MWD, which imports the water from the Colorado River Aqueduct (a small portion comes from Northern California through the State Water Project). Small amounts of annual rainfall and limited groundwater reserves are the reasons for reliance on imported water.

The SMWD and TCWD are also responsible for the collection of wastewater within the City. SMWD owns and operates the Oso Creek Wastewater Reclamation System. The water that is reclaimed by this system is used to irrigate golf courses, greenbelts, parks, and school grounds. In addition, SMWD owns 2.25 million gallons per day (MGD) of treatment capacity as a member agency in the South East Regional Reclamation Authority (SERRA). SERRA operates a wastewater treatment facility in Dana Point. The SMWD Chiquita Water Reclamation Plant handles water not treated in Dana Point. This plant serves the communities of Rancho Santa Margarita, Coto de Caza, and portions of the Trabuco Canyon and Irvine Ranch Water Districts. TCWD collects wastewater and reclaims it at the Robinson Ranch Wastewater Treatment Plant. 100 percent of the reclaimed water is used for irrigation purposes. A portion of the TCWD remains unsewered, relying on septic systems for wastewater disposal.

To meet future need, the SMWD is examining expanded use of groundwater for irrigation, additional water reclamation facilities, desalination, stream flow capture, water conservation, and water transfers from outside the area. TCWD is planning additional treatment facilities, reclaimed water storage and domestic water sources to ensure the District's capability to provide for customers through the projected buildout within its service area in 2030.

Both water districts will continue to work with MWD to ensure that adequate water supplies and sewer services are available to meet the needs of existing development and future growth. As part of this cooperation, the City will provide land use and other necessary data to the districts for use in updating their Urban Water Management Plans, as well as other planning documents. The City will also participate in water conservation programs to reduce future water consumption. A more detailed discussion of water conservation programs is contained in the Conservation/Open Space Element.

Encouraging good water and sewer service in the planning area will require maintaining the existing water and sewer infrastructure and extending new infrastructure to serve new development. Because the incorporated area is almost entirely developed, water infrastructure is in place and few improvements will be required to accommodate new development. Development proposals and amendments within Planned Communities will be reviewed for consistency with water and sewer infrastructure requirements established in development plans and agreements. In addition, the City will rely upon district assessment of the water and sewer needs of proposed projects and require infrastructure improvements where needed.

Solid Waste Disposal

Sufficient solid waste disposal is necessary to protect public safety and provide for a clean, healthy community. A private sector contractor provides residential solid waste collection services for Rancho Santa Margarita. The City's solid waste is disposed at the County of Orange Integrated Waste Management Department's Prima Deshecha landfill in San Juan Capistrano. The landfill is a permitted Class III landfill accepting only non-hazardous municipal solid waste for disposal (and no hazardous or liquid waste). As a result of the conflict resulting from the increase in the amount of trash being imported from outside Orange County to the Prima Deshecha facility, the City of San Juan Capistrano and County of Orange have established a Memorandum of Understanding to cap the amount of trash the landfill can accept.

Services provided by the private sector contractor will be extended as additional development occurs in the future. The City also is obligated to meet State mandates for solid waste reduction by participating in local and regional programs to encourage per capita reduction of solid waste. Reductions will be achieved through recycling and composting of



solid waste, reduction of the amount of solid waste produced, and public education.

Drainage/Flood Control

The planning area includes three natural creeks and their tributaries. Flood control systems have been constructed to direct runoff away from developed areas and prevent flooding associated with heavy rains. The two agencies responsible for flood control within Rancho Santa Margarita are the City and the Orange County Flood Control District (OCFCD). The City is responsible for local flood control facilities and OCFCD is responsible for regional flood control facilities.

As new development occurs, increased runoff will occur. New development is required to provide on-site stormwater retention/detention facilities to regulate runoff. Such facilities have generally taken the form of ponds that have been designed to handle the difference between the 100-year post-development stormwater discharge and the 10-year pre-development discharge. In other, smaller developments where land is limited, retention facilities have included oversizing on-site storm drain systems to store the additional runoff capacity underground and allowing a discharge to the 10-year predevelopment runoff rate. The City will continue to require developments to provide adequate stormwater drainage systems concurrently with the construction of new development, including detention/retention facilities.

Development proposals and amendments within Planned Communities will be reviewed for consistency with flood control improvements required in approved development plans and agreements. Development proposals outside of Planned Communities will be assessed for drainage impacts and required facilities. Through continued coordination with OCFCD and review of proposed development, public safety and private property will be protected from flood hazards.

Fire Protection and Law Enforcement

Adequate fire protection and law enforcement are imperative to protect public health and safety. The City contracts with the Orange County Fire Authority (OCFA) for fire protection service within the incorporated boundaries. OCFA also serves the unincorporated portions of the planning area. One fire station is located on Avenida Aventura within the Rancho Santa Margarita Business Park. Other stations located within the planning area include one on Trabuco Canyon Road (located just south of Trabuco Oaks), one located at

the intersection of Olympiad Road and Melinda Road in Mission Viejo, one in Coto de Caza, and one at the SMWD building in Las Flores. Several other stations located outside of the planning area respond to fire and other emergencies within the planning area.

OCFA provides fire suppression, emergency medical, and rescue services, as well as public education programs for schools, businesses, community organizations, childcare providers and other members of the community. In addition, the OCFA works with the City to adopt and enforce codes and ordinances relative to fire and life safety, and reviews development projects within the City for potential impacts on fire protection services. The OCFA has established service goals and response times for emergency calls.

Public safety is also an important concern for the community. Rancho Santa Margarita contracts with the Orange County Sheriff's Department (OCSD) for all of its law enforcement needs. OCSD is responsible for public safety and general law enforcement within both the City and unincorporated areas within the planning area. To serve the public safety needs of the City, OCSD operates a Sheriff's Station at City Hall staffed by a Chief of Police Services, five sergeants, 15 deputies, one motorcycle deputy, two traffic enforcement deputies, one deputy assigned to the Directed Enforcement Team, and three community services officers. Public safety needs of unincorporated areas within the planning area are met by the Sheriff's South Orange County Substation in Aliso Viejo.

OCSD services include patrol services, traffic enforcement and criminal investigations. The Sheriff's Department also provides a variety of community policing programs for the public, including crime prevention, Business Watch/Neighborhood Watch and community awareness programs. The Department has established service goals and response times for emergency calls.

For both fire protection and law enforcement, ensuring public safety requires maintaining adequate staffing, equipment, and facilities. The City will work with both OCFA and OCSD to ensure that service corresponds to the number of residents and businesses in the City as well as current fire hazards and crime problems. Community-oriented policing will continue to be a centerpiece of the City's approach to crime prevention. The City will also continue to work with homeowners associations to ensure street widths and clearance areas are sufficient to allow these departments to continue to provide valuable, timely service to the community.

The Commission is required to conduct a thorough review of the information provided by the applicant and to ensure that the information is accurate and complete. The Commission is also required to ensure that the information is consistent with the information provided by other sources.

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Public Education

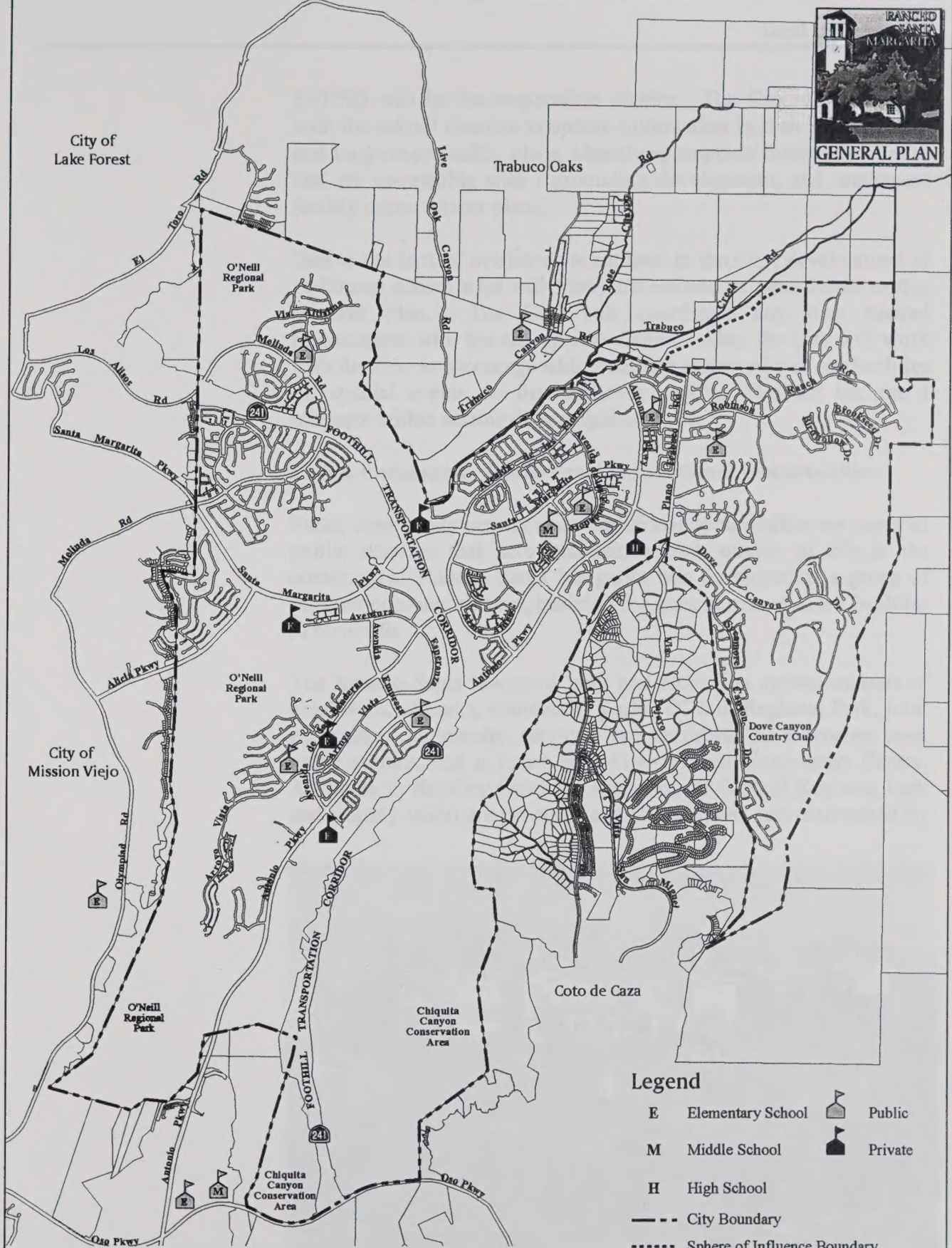
Rancho Santa Margarita public schools are operated by two K-12 districts: Capistrano Unified School District (CUSD) and Saddleback Valley Unified School District (SVUSD), as described below. In addition, the City is home to several prominent Orange County private schools, including Santa Margarita High School. There are no two- or four-year colleges located within the planning area. The closest facilities are Saddleback College in Mission Viejo, and the University of California, Irvine. Figure LU-4 depicts the location of all schools (public and private) in Rancho Santa Margarita.

Capistrano Unified School District: CUSD serves the south and west portions of Rancho Santa Margarita with the following seven schools located within the planning area: Arroyo Vista Elementary, Tijeras Creek Elementary, Reilly Elementary, Las Flores Elementary, Wagon Wheel Elementary, Las Flores Middle School, and Tesoro High School. Many of these schools are overcrowded, and the District has limited or no space within its existing sites to accommodate additional growth from surrounding areas outside the City. Therefore, the District continues to look for alternative sites within the planning area to accommodate future student growth.

Saddleback Valley Unified School District: SVUSD serves the north and east portions of Rancho Santa Margarita with the following seven schools located in the planning area: Cielo Vista Elementary, Melinda Heights Elementary, Robinson Elementary, Trabuco Elementary, Trabuco Mesa Elementary, Rancho Santa Margarita Intermediate School, and Trabuco Hills High School. The school facilities are adequate to accommodate the existing student population. The incorporated sections of the planning area are primarily developed and very limited development will occur in the incorporated City in future years. SVUSD serves the Northeast Planned Community area, and would be the responsible district if a school is constructed in that area in the future. SVUSD does not anticipate constructing any other new facilities.



New residential development in the planning area will create additional demand for schools. Since many CUSD facilities are at capacity, additional schools may be required in that District. If a new school is needed in the Northeast Future Planned Community,



- Legend**
- E Elementary School
 - M Middle School
 - H High School
 - Public
 - Private
 - City Boundary
 - Sphere of Influence Boundary
 - Future Planned Community Boundary

Sources: Orange County Land Base, 2001;
Cotton/Bridges/Associates, 2001

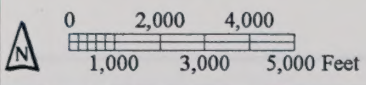
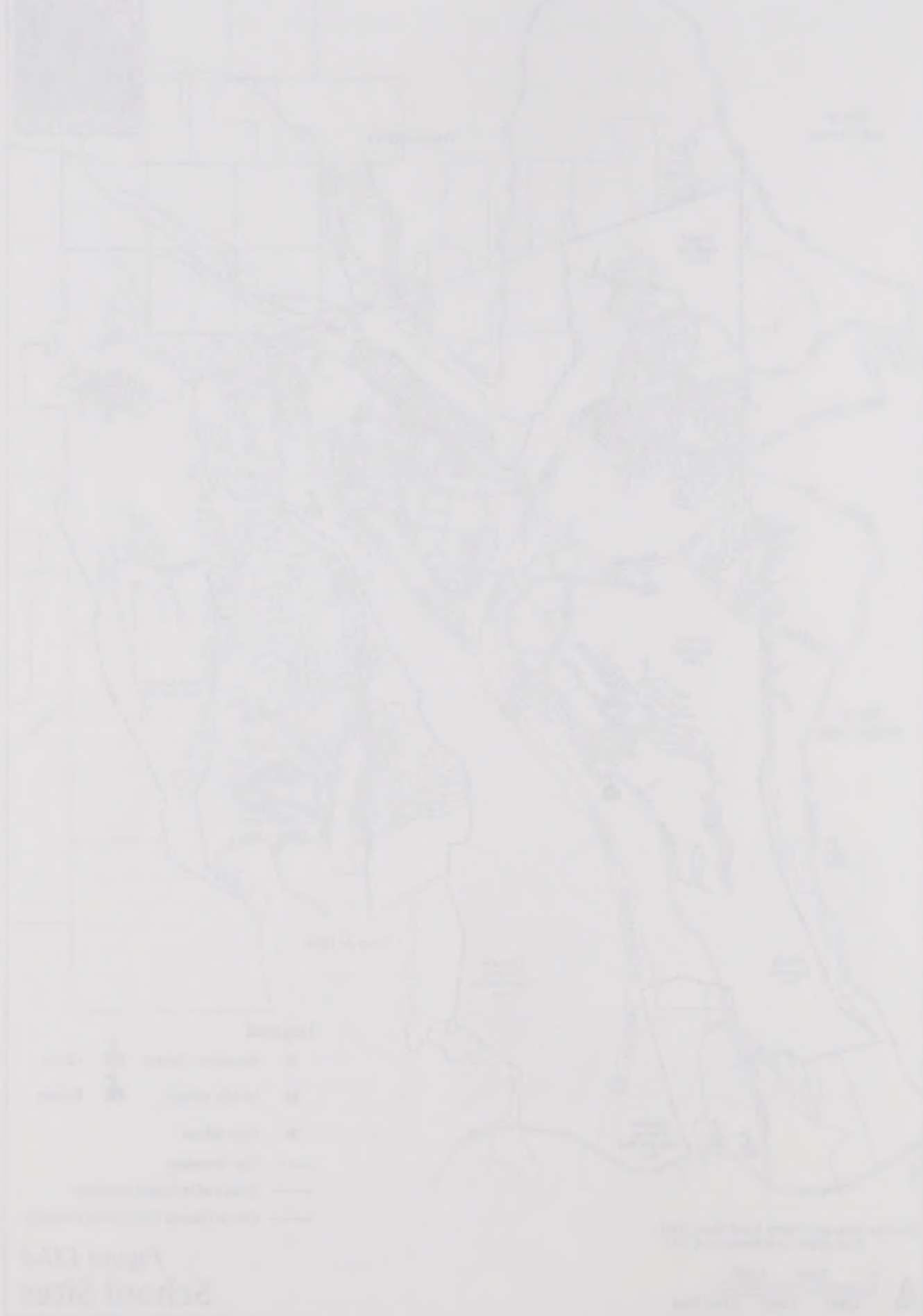


Figure LU-4
School Sites



SVUSD will be the responsible district. The City will cooperate with the school districts to update information in their Master Plans and long-range facility plans, identify appropriate future school sites that are compatible with surrounding development, and implement facility improvement plans.

Due to the lack of available vacant land in the City, development of additional school sites will likely necessitate an amendment to this General Plan. The City will coordinate any such needed amendments with the appropriate district. Also, the City will work with districts to encourage additional and improved parking facilities for special events, so that spillover parking does not become a nuisance within surrounding neighborhoods.

Parks, Community Centers and Recreational Opportunities

Parks, community centers and recreational opportunities are essential public services that help maintain a high quality of life in the community. Rancho Santa Margarita was developed as a group of planned communities emphasizing the central role of these facilities in civic life.

The Rancho Santa Margarita park and recreation system consists of neighborhood parks, community parks, O'Neill Regional Park, joint use parks, community services and facilities, an extensive open space system, and a future Inter-Generational Community Center. All parks in the City (with the exception of O'Neill Regional Park and County trails) are privately owned, operated, and maintained by



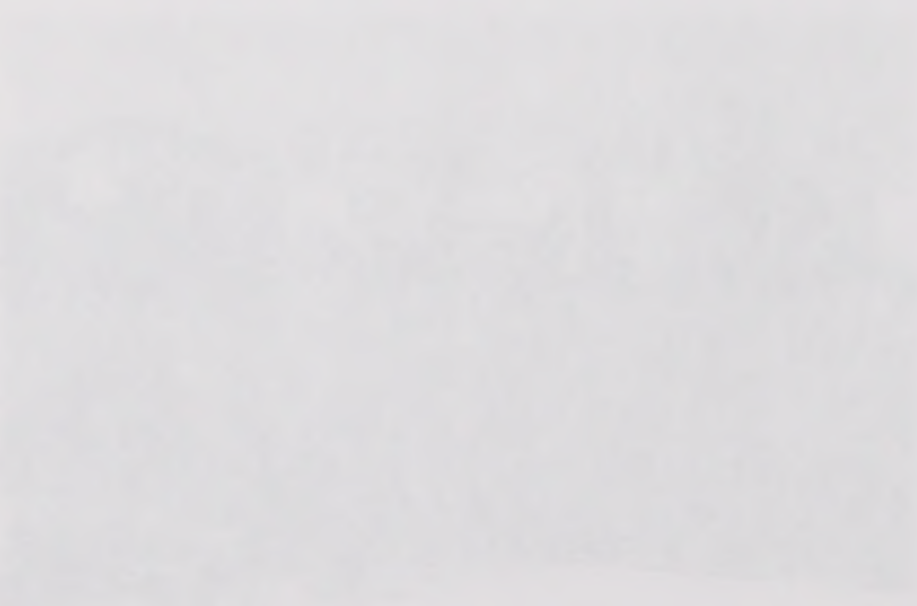
STUDY will be the largest of its kind. The City will cooperate with the school district in other initiatives in the future. The city's Department of Health and Human Services will be responsible for the study's design, implementation, and analysis. The city will also provide the study with the necessary resources.

The study is expected to be completed by the end of 2010. The city will also provide the study with the necessary resources. The city will also provide the study with the necessary resources. The city will also provide the study with the necessary resources. The city will also provide the study with the necessary resources.

Study Design and Implementation

The study will be a randomized controlled trial. The city will provide the study with the necessary resources. The city will also provide the study with the necessary resources. The city will also provide the study with the necessary resources. The city will also provide the study with the necessary resources.

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homeowner associations. Parks and recreation services in Rancho Santa Margarita can be characterized as primarily neighborhood-serving with facilities well distributed throughout the City. Most of the neighborhoods in the City are within walking distance from an existing park. Rancho Santa Margarita currently has 22 private developed parks which range in size from 0.5 acre Dove Canyon Trail Rest Area to the 21.4 acre Central Park in the Trabuco Highlands Planned Community. Several of the smaller parks function only as passive parks. Active recreational parkland is provided in the City at 17 of the 22 parks. Of the nearly 152 acres of parkland located in the City, approximately 85 acres (56 percent) are devoted to active recreational use. Approximately 68 acres (44 percent) are devoted to passive uses. The Open Space and Conservation Element of the General Plan provides a full inventory and map of all parks located in the City.

O'Neill Regional Park serves both as an overnight camping facility and offers day/picnic use. The picnic area provides for single and group uses and contains picnic tables, barbecues, a large turf area, horseshoe pits and playground equipment. About 3.5 acres are available for RV camping. The park facilities offer recreational opportunities including an equestrian campground, an arena, and 18 miles of riding trails.

The Lago Santa Margarita Beach Club is owned and operated by the Rancho Santa Margarita Landscape and Recreation Corporation (SAMLARC). It consists of a 12.6 acre man-made lake surrounded by 16.8 acres of parks, trails, and a lakeside beach. A grill and picnic area, boating, swim lagoon, two volleyball courts, and Fiesta Room are provided at the facility for local SAMLARC residents.

The Rancho Santa Margarita Intergenerational Community Center (IGCC) will be the social, cultural, civic, and wellness center of the southeast regional community. The facility is to be located in the heart of the town center, near Central Park and City Hall. It will provide cultural and recreational programming for all age groups and all interest groups in order to meet the needs of the entire community. The Bell Tower Foundation has been established as a fundraising organization to finance the construction, administration and operation of the IGCC. Future fundraising activities of this Foundation will establish an endowment for recreational activities throughout the City. Completion of the IGCC was a key element in the drive for incorporation.

As the City matures, it will continue to promote the value of parkland and recreational opportunities for residents. The City will coordinate with local homeowner associations and community foundations to ensure that the lake, existing parks, trails, and community centers are maintained, and new facilities are constructed to meet the needs of new City residents. The Open Space and Conservation Element of the General Plan establishes community-wide standards for the provision of parklands. The City will also work with park operators to ensure that park and recreation facilities are used to the fullest extent. The City will continue to assist in the development of new programs and services for the community, and will support the efforts of the Bell Tower Foundation to successfully integrate the IGCC into the life of the community.

Libraries

Public libraries service several community purposes including, education, recreation, and dissemination of public information. The Orange County Public Library (OCPL) system serves the planning area. The library system has a mission “to provide a framework for the delivery of relevant resources meeting the educational, cultural, civic, business and life-long learning needs of residents of all ages of member communities through a network of locally-focused libraries in which knowledgeable, service-oriented staff members offer access to information, books and other materials in a variety of formats using contemporary technology, and which encourage and foster reciprocal community involvement to educate, inform and enrich the lives of a diverse population.” The OCPL services residents of the City and surrounding areas through the Rancho Santa Margarita Branch Library, located at 30902 La Promesa in the Town Center.

As development occurs, the City will continue to work with the OCPL to ensure that the California State Library recommended standard of 0.5 square feet of library space per capita is met and community needs for library services are met. The City will work with OCPL to ensure that library services in Rancho Santa Margarita are high quality, enhance the cultural life of the community, and provide for an information center within the community. As the community matures and grows, the City will work with OCPL to identify potential locations and services for new libraries.

Northeast Future Planned Community

For the Northeast Future Planned Community area, an urban services plan is required to address the public services and facilities identified in this Element. Necessary service and infrastructure expansion and

improvements will be identified in the urban services plan to show how public services will be provided at adequate levels. The urban services plan will also identify funding sources to achieve the service standards. Currently, the City has policies and programs in place to ensure that new development pays its fair share of needed public improvements.

The City will review and update funding mechanisms to reflect the specific facilities and costs required to support build out of the Land Use Plan. The City may also participate in regional funding programs for certain key facilities such as road improvements.

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GENERAL PLAN

Introduction

Although Rancho Santa Margarita is largely built out, with relatively little vacant land available for new development, many opportunities exist for expanding the existing commercial and employment/technology base. As described in the Land Use Element, private and public redevelopment efforts within focused areas will allow new investment and new complementary uses to meet local shopping, entertainment and dining demands, provide expanded job opportunities, and build the City's tax base. More importantly, the City can effectively monitor the mix of new uses that occupy existing commercial/industrial space as tenant turnover occurs.

The City faces three major challenges from an economic perspective: 1) sustaining a sufficient base of revenues; 2) providing sufficient employment opportunities for its residents; and 3) providing sufficient local shopping, entertainment and dining opportunities. The Economic Development Element addresses these challenges and describes the City's goals, policies, and strategies to guide and shape important components of the local economy to overcome these challenges.

Purpose of the Economic Development Element

The purpose of the Economic Development Element is to improve the economic viability of Rancho Santa Margarita by addressing: 1) the provision of balanced employment and housing opportunities; 2) the attraction and retention of businesses; and 3) the promotion of fiscal strength and stability in the community. The Element provides guidance to meet the needs of the City's residents and workers and enhance the quality of life in the community.



Scope and Content of the Economic Development Element

The Economic Development Element is an optional element per Section 65303 of the Government Code; however, it is an important component of the Rancho Santa Margarita General Plan. Three sections comprise the Economic Development Element: 1) Introduction; 2) Issues, Goals, and Policies; and 3) the Economic Development Plan. In the Issues, Goals, and Policies section, major issues related to the enhancement and preservation of the community's economic viability are identified and related goals and policies are established to address these issues. The goals, which are general statements of the community's desires, comprise broad statements of purpose and direction. The policies serve as guides for achieving and maintaining economic strength and viability. The Plan explains how the goals and policies will be achieved and implemented.

Related Plans and Programs

This Element provides the overall framework for decision-making that affects economic development in the City. Existing plans and programs specifically focused on economic development are as follows:

South Orange County Regional Chamber of Commerce

The South Orange County Regional Chamber of Commerce (SOCRCC) focuses on improving and promoting business development opportunities for all Commerce members and South County businesses. The SOCRCC provides important information and assistance for members and South County businesses, including: 1) opportunities for funding and investment; 2) business support, including up-to-date information on legislation, labor laws, and business administration; 3) business advocacy; 4) networking; and 5) training and education.

Orange County Business Council

The Orange County Business Council (OCBC) is a private-sector alliance of companies and public sector partners that represents hundreds of local enterprises from mall shops to giant multi-national companies. OCBC provides a forum for businesses to join together, often in conjunction with government and educational institutions, to invest in the growth and prosperity of Orange County.

The OCBC Economic Development staff offers assistance to businesses in the region including site selection and assistance to local agencies to help retain businesses. OCBC administers the Workforce Development Initiative (WDI) within Orange County. The objective of WDI is to ensure that Orange County's current and future workforce, as well as those considering moving to Orange County to work, understand and are prepared for the career opportunities.

OCBC also provides extensive data resources to local and regional agencies and to businesses located within Orange County, as well as those considering (re)locating to Orange County. Comprehensive economic and demographic information, as well as information regarding utility services and rates, real estate, transportation, workforce and education is provided through the Economic Development staff of the OCBC.

Orange County Community Indicators 2001 Project

Sponsored by the County of Orange, the Orange County Business Council, and the Children and Families Commission of Orange County, the Orange County Indicators 2001 Project uses indicators grouped into seven categories (Economic and Business Climate; Technology and Innovation; Education; Health and Human Services; Public Safety; Environment; and Civic Engagement) to track broad countywide economic, social, and environmental trends that affect the County's well-being. The *Orange County Community Indicators 2001* report identifies the factors that underlie and influence the County's high quality of life that attracts businesses and people to move to the area. The report also identifies "red flags", such as high housing costs and traffic congestion that may lead to economic stagnation or even decline in the County. This report is useful for agencies in identifying strategies to address their strengths and weaknesses in business attraction and retention, and also provides businesses useful information that may affect their decision to (re)locate or remain in Orange County.

Orange County Projections 2000 (OCP 2000)

The OCP 2000 provides useful information for local and regional agencies and businesses regarding population, housing, and employment trends and projections through 2025. The OCP 2000 data is available by jurisdiction, regional statistical area (RSA), community analysis area (CAA), and census tract. This information is useful for communities and businesses in identifying and planning for potential employment growth and demand for goods and services.

***Relationship to
Other General Plan
Elements***

According to State planning law, the Economic Development Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated to a degree. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Economic Development Element is most directly related to the Land Use, Circulation and Housing Elements.





GENERAL PLAN

Balanced Employment and Housing

Issues, Goals, and Policies

The goals and policies of this Element address the broad range of economic development opportunities within the community. The goals and policies respond to the known challenges within the community, addressing the need to: 1) provide a balance between employment opportunities and housing; 2) attract and retain businesses that are beneficial to the community; and 3) maintain fiscal strength and stability.

Balanced economic development requires that there are both adequate employment opportunities and a local labor force to fill the jobs. Imbalances between employment and housing can create excessive commuting distances as workers from adjacent communities fill local jobs or local workers commute to jobs outside Rancho Santa Margarita. The City's goal is to maintain a balance between attracting and retaining employment generating uses and maintaining suitable housing for the localized labor force.

Goal 1: Encourage and maintain a balance between employment opportunities and housing.

Policy 1.1: Develop and implement short- and long-range plans to stimulate jobs and economic growth that complement the City's employment, entertainment and shopping needs.

Policy 1.2: Attract and retain industry that complements Rancho Santa Margarita's character and takes advantage of the City's supply of quality housing and locational advantage for goods movement and corporate mobility.

Policy 1.3: Promote the development and retention of retail uses (e.g., restaurants, specialty stores) that serve local needs, expand the selection of conveniently located goods and services, and help the City to compete for retail sales tax revenue within the region.

Teaching, Learning, and Policy

The goals and policies of the National Education Policy Commission (NEPC) are to develop a system of education that is relevant to the needs of the country and to the needs of the world. The NEPC has set out a series of goals and policies that are designed to achieve these ends. The NEPC has also set out a series of policies that are designed to achieve these ends. The NEPC has also set out a series of policies that are designed to achieve these ends.

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Figure 1
Central Plain
Map

***Business Attraction
and Retention***

Rancho Santa Margarita has a number of favorable employment growth conditions, including demonstrated attractiveness to industry and ideal locational advantages for company headquarters. The City wishes to focus future efforts on continuing to attract high quality, clean industry and local serving retail and service uses. Promoting business development and defining incentives for businesses to locate in Rancho Santa Margarita can increase the opportunities to expand and protect the economic base of the community.

Goal 2: **Attract and retain the types of businesses and employment generating uses that are beneficial to the community.**

Policy 2.1: Encourage the retention of existing industry and employment generators in the community by providing and maintaining high-quality services and facilities.

Policy 2.2: Encourage the use of incentives, such as fast-tracking development permits and implementation of consistent and understandable City and master business park association development standards, to assist businesses that provide important benefits and contributions to the community.

Policy 2.3: Promote economic development activities that encourage interaction and dialogue between business owners, leasing agents, and property managers for the purposes of improving business recruiting and retention.

Policy 2.4: Cooperate with communications providers to ensure that state-of-the art communications facilities are available to the community.

Policy 2.5: Promote a synergistic business environment by encouraging businesses to locate where they can benefit residents and adjacent businesses and discouraging businesses that would be detrimental to the local business environment.

Policy 2.6: Collaborate with business organizations to attract and retain business and industry, and target areas where the City loses potential revenue to other jurisdictions.

Policy 2.7: Ensure that new businesses and revitalization activities are compatible with existing development design and landscaping standards for the community.

Policy 2.8: Encourage businesses and industry to create and maintain a quality environment designed to promote community character and encourage pedestrian activity.

Fiscal Strength and Stability

Prior to incorporation, Rancho Santa Margarita experienced rapid growth under the jurisdiction of the County of Orange. With incorporation and the ability to capture more local revenues, the City is able to conduct fiscal planning in the context of economic development. Since the City has a choice among alternative market supportable uses, those uses that provide greater fiscal strength and stability can be promoted. With economic development planning, Rancho Santa Margarita has an even greater opportunity to influence its fiscal base, resulting in long term fiscal stability.

Goal 3: Maintain an economic base that provides for long-term fiscal viability.

Policy 3.1: Encourage the growth, location and retention of industries that generate local tax and employment advantages.

Policy 3.2: Maintain a pattern of development that balances revenue generating land uses in concert with other uses that generally have neutral or negative fiscal impacts.

Policy 3.3: Strive to maintain a substantial fiscal surplus to ensure sufficient financial resources during slow economic periods when revenue generation may be low.

Policy 3.4: Explore additional revenue sources beyond the sales tax (e.g., hotel occupancy tax) to promote fiscal viability.

Table 1.1 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.2 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.3 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.4 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.5 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.6 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.7 The new planning and development strategies for the city of London, including the new development strategies for the city of London.

Table 1.8

Related Goals and Policies

The goals and policies described in the Economic Development Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from the other elements directly or indirectly support the goals and policies of the Economic Development Element. These supporting goals and policies are identified in Table ED-1 below.

**Table ED-1
Related Goals and Policies by Element**

General Plan Element	Economic Development Element Issue Areas		
	Balanced Employment and Housing	Business Attraction and Retention	Fiscal Strength and Stability
Land Use	1.3, 1.4	1.1, 1.2	2.4
Housing	1.1, 1.2		
Circulation	1.1, 1.2, 3.3	1.1, 1.2, 3.3	
Economic Development			
Conservation/ Open Space		2.1, 2.2	
Safety		4.2	
Noise	1.1		

Financial Costs and Profits

The costs and profits identified in the financial statements should not be taken as the only measure of a company's performance. The financial statements are prepared on a historical cost basis and do not reflect the current market value of assets and liabilities. The financial statements also do not reflect the company's future prospects and risks.

Table 10.1
Financial Costs and Profits by Division

Division	Costs	Profits
Division A	1.2	1.5
Division B	1.1	1.4
Division C	1.3	1.6
Division D	1.4	1.7
Division E	1.5	1.8
Division F	1.6	1.9
Division G	1.7	2.0
Division H	1.8	2.1
Division I	1.9	2.2
Division J	2.0	2.3
Division K	2.1	2.4
Division L	2.2	2.5
Division M	2.3	2.6
Division N	2.4	2.7
Division O	2.5	2.8
Division P	2.6	2.9
Division Q	2.7	3.0
Division R	2.8	3.1
Division S	2.9	3.2
Division T	3.0	3.3
Division U	3.1	3.4
Division V	3.2	3.5
Division W	3.3	3.6
Division X	3.4	3.7
Division Y	3.5	3.8
Division Z	3.6	3.9
Division AA	3.7	4.0
Division AB	3.8	4.1
Division AC	3.9	4.2
Division AD	4.0	4.3
Division AE	4.1	4.4
Division AF	4.2	4.5
Division AG	4.3	4.6
Division AH	4.4	4.7
Division AI	4.5	4.8
Division AJ	4.6	4.9
Division AK	4.7	5.0
Division AL	4.8	5.1
Division AM	4.9	5.2
Division AN	5.0	5.3
Division AO	5.1	5.4
Division AP	5.2	5.5
Division AQ	5.3	5.6
Division AR	5.4	5.7
Division AS	5.5	5.8
Division AT	5.6	5.9
Division AU	5.7	6.0
Division AV	5.8	6.1
Division AW	5.9	6.2
Division AX	6.0	6.3
Division AY	6.1	6.4
Division AZ	6.2	6.5
Division BA	6.3	6.6
Division BB	6.4	6.7
Division BC	6.5	6.8
Division BD	6.6	6.9
Division BE	6.7	7.0
Division BF	6.8	7.1
Division BG	6.9	7.2
Division BH	7.0	7.3
Division BI	7.1	7.4
Division BJ	7.2	7.5
Division BK	7.3	7.6
Division BL	7.4	7.7
Division BM	7.5	7.8
Division BN	7.6	7.9
Division BO	7.7	8.0
Division BP	7.8	8.1
Division BQ	7.9	8.2
Division BR	8.0	8.3
Division BS	8.1	8.4
Division BT	8.2	8.5
Division BU	8.3	8.6
Division BV	8.4	8.7
Division BW	8.5	8.8
Division BX	8.6	8.9
Division BY	8.7	9.0
Division BZ	8.8	9.1
Division CA	8.9	9.2
Division CB	9.0	9.3
Division CC	9.1	9.4
Division CD	9.2	9.5
Division CE	9.3	9.6
Division CF	9.4	9.7
Division CG	9.5	9.8
Division CH	9.6	9.9
Division CI	9.7	10.0
Division CJ	9.8	10.1
Division CK	9.9	10.2
Division CL	10.0	10.3
Division CM	10.1	10.4
Division CN	10.2	10.5
Division CO	10.3	10.6
Division CP	10.4	10.7
Division CQ	10.5	10.8
Division CR	10.6	10.9
Division CS	10.7	11.0
Division CT	10.8	11.1
Division CU	10.9	11.2
Division CV	11.0	11.3
Division CW	11.1	11.4
Division CX	11.2	11.5
Division CY	11.3	11.6
Division CZ	11.4	11.7
Division DA	11.5	11.8
Division DB	11.6	11.9
Division DC	11.7	12.0
Division DD	11.8	12.1
Division DE	11.9	12.2
Division DF	12.0	12.3
Division DG	12.1	12.4
Division DH	12.2	12.5
Division DI	12.3	12.6
Division DJ	12.4	12.7
Division DK	12.5	12.8
Division DL	12.6	12.9
Division DM	12.7	13.0
Division DN	12.8	13.1
Division DO	12.9	13.2
Division DP	13.0	13.3
Division DQ	13.1	13.4
Division DR	13.2	13.5
Division DS	13.3	13.6
Division DT	13.4	13.7
Division DU	13.5	13.8
Division DV	13.6	13.9
Division DW	13.7	14.0
Division DX	13.8	14.1
Division DY	13.9	14.2
Division DZ	14.0	14.3
Division EA	14.1	14.4
Division EB	14.2	14.5
Division EC	14.3	14.6
Division ED	14.4	14.7
Division EE	14.5	14.8
Division EF	14.6	14.9
Division EG	14.7	15.0
Division EH	14.8	15.1
Division EI	14.9	15.2
Division EJ	15.0	15.3
Division EK	15.1	15.4
Division EL	15.2	15.5
Division EM	15.3	15.6
Division EN	15.4	15.7
Division EO	15.5	15.8
Division EP	15.6	15.9
Division EQ	15.7	16.0
Division ER	15.8	16.1
Division ES	15.9	16.2
Division ET	16.0	16.3
Division EU	16.1	16.4
Division EV	16.2	16.5
Division EW	16.3	16.6
Division EX	16.4	16.7
Division EY	16.5	16.8
Division EZ	16.6	16.9
Division FA	16.7	17.0
Division FB	16.8	17.1
Division FC	16.9	17.2
Division FD	17.0	17.3
Division FE	17.1	17.4
Division FF	17.2	17.5
Division FG	17.3	17.6
Division FH	17.4	17.7
Division FI	17.5	17.8
Division FJ	17.6	17.9
Division FK	17.7	18.0
Division FL	17.8	18.1
Division FM	17.9	18.2
Division FN	18.0	18.3
Division FO	18.1	18.4
Division FP	18.2	18.5
Division FQ	18.3	18.6
Division FR	18.4	18.7
Division FS	18.5	18.8
Division FT	18.6	18.9
Division FU	18.7	19.0
Division FV	18.8	19.1
Division FW	18.9	19.2
Division FX	19.0	19.3
Division FY	19.1	19.4
Division FZ	19.2	19.5
Division GA	19.3	19.6
Division GB	19.4	19.7
Division GC	19.5	19.8
Division GD	19.6	19.9
Division GE	19.7	20.0
Division GF	19.8	20.1
Division GG	19.9	20.2
Division GH	20.0	20.3
Division GI	20.1	20.4
Division GJ	20.2	20.5
Division GK	20.3	20.6
Division GL	20.4	20.7
Division GM	20.5	20.8
Division GN	20.6	20.9
Division GO	20.7	21.0
Division GP	20.8	21.1
Division GQ	20.9	21.2
Division GR	21.0	21.3
Division GS	21.1	21.4
Division GT	21.2	21.5
Division GU	21.3	21.6
Division GV	21.4	21.7
Division GW	21.5	21.8
Division GX	21.6	21.9
Division GY	21.7	22.0
Division GZ	21.8	22.1
Division HA	21.9	22.2
Division HB	22.0	22.3
Division HC	22.1	22.4
Division HD	22.2	22.5
Division HE	22.3	22.6
Division HF	22.4	22.7
Division HG	22.5	22.8
Division HH	22.6	22.9
Division HI	22.7	23.0
Division HJ	22.8	23.1
Division HK	22.9	23.2
Division HL	23.0	23.3
Division HM	23.1	23.4
Division HN	23.2	23.5
Division HO	23.3	23.6
Division HP	23.4	23.7
Division HQ	23.5	23.8
Division HR	23.6	23.9
Division HS	23.7	24.0
Division HT	23.8	24.1
Division HU	23.9	24.2
Division HV	24.0	24.3
Division HW	24.1	24.4
Division HX	24.2	24.5
Division HY	24.3	24.6
Division HZ	24.4	24.7
Division IA	24.5	24.8
Division IB	24.6	24.9
Division IC	24.7	25.0
Division ID	24.8	25.1
Division IE	24.9	25.2
Division IF	25.0	25.3
Division IG	25.1	25.4
Division IH	25.2	25.5
Division II	25.3	25.6
Division IJ	25.4	25.7
Division IK	25.5	25.8
Division IL	25.6	25.9
Division IM	25.7	26.0
Division IN	25.8	26.1
Division IO	25.9	26.2
Division IP	26.0	26.3
Division IQ	26.1	26.4
Division IR	26.2	26.5
Division IS	26.3	26.6
Division IT	26.4	26.7
Division IU	26.5	26.8
Division IV	26.6	26.9
Division IW	26.7	27.0
Division IX	26.8	27.1
Division IY	26.9	27.2
Division IZ	27.0	27.3
Division JA	27.1	27.4
Division JB	27.2	27.5
Division JC	27.3	27.6
Division JD	27.4	27.7
Division JE	27.5	27.8
Division JF	27.6	27.9
Division JG	27.7	28.0
Division JH	27.8	28.1
Division JI	27.9	28.2
Division JJ	28.0	28.3
Division JK	28.1	28.4
Division JL	28.2	28.5
Division JM	28.3	28.6
Division JN	28.4	28.7
Division JO	28.5	28.8
Division JP	28.6	28.9
Division JQ	28.7	29.0
Division JR	28.8	29.1
Division JS	28.9	29.2
Division JT	29.0	29.3
Division JU	29.1	29.4
Division JV	29.2	29.5
Division JW	29.3	29.6
Division JX	29.4	29.7
Division JY	29.5	29.8
Division JZ	29.6	29.9
Division KA	29.7	30.0
Division KB	29.8	30.1
Division KC	29.9	30.2
Division KD	30.0	30.3
Division KE	30.1	30.4
Division KF	30.2	30.5
Division KG	30.3	30.6
Division KH	30.4	30.7
Division KI	30.5	30.8
Division KJ	30.6	30.9
Division KK	30.7	31.0
Division KL	30.8	31.1
Division KM	30.9	31.2
Division KN	31.0	31.3
Division KO	31.1	31.4
Division KP	31.2	31.5
Division KQ	31.3	31.6
Division KR	31.4	31.7
Division KS	31.5	31.8
Division KT	31.6	31.9
Division KU	31.7	32.0
Division KV	31.8	32.1
Division KW	31.9	32.2
Division KX	32.0	32.3
Division KY	32.1	32.4
Division KZ	32.2	32.5
Division LA	32.3	32.6
Division LB	32.4	32.7
Division LC	32.5	32.8
Division LD	32.6	32.9
Division LE	32.7	33.0
Division LF	32.8	33.1
Division LG	32.9	33.2
Division LH	33.0	33.3
Division LI	33.1	33.4
Division LJ	33.2	33.5
Division LK	33.3	33.6
Division LL	33.4	33.7
Division LM	33.5	33.8
Division LN	33.6	33.9
Division LO	33.7	34.0
Division LP	33.8	34.1
Division LQ	33.9	34.2
Division LR	34.0	34.3
Division LS	34.1	34.4
Division LT	34.2	34.5
Division LU	34.3	34.6
Division LV	34.4	34.7
Division LW	34.5	34.8
Division LX	34.6	34.9
Division LY	34.7	35.0
Division LZ	34.8	35.1
Division MA	34.9	35.2
Division MB	35.0	35.3
Division MC	35.1	35.4
Division MD	35.2	35.5
Division ME	35.3	35.6
Division MF	35.4	35.7
Division MG	35.5	35.8
Division MH	35.6	35.9
Division MI	35.7	36.0
Division MJ	35.8	36.1
Division MK	35.9	36.2
Division ML	36.0	36.3
Division MM	36.1	36.4
Division MN	36.2	36.5
Division MO	36.3	36.6
Division MP	36.4	36.7
Division MQ	36.5	36.8
Division MR	36.6	36.9
Division MS	36.7	37.0
Division MT	36.8	37.1
Division MU	36.9	37.2
Division MV	37.0	37.3
Division MW	37.1	37.4
Division MX	37.2	37.5
Division MY	37.3	37.6
Division MZ	37.4	37.7
Division NA	37.5	37.8
Division NB	37.6	37.9
Division NC	37.7	38.0
Division ND	37.8	38.1
Division NE	37.9	38.2
Division NF	38.0	38.3
Division NG	38.1	38.4
Division NH	38.2	38.5
Division NI	38.3	38.6
Division NJ	38.4	38.7
Division NK	38.5	38.8
Division NL	38.6	38.9
Division NM	38.7	39.0
Division NN	38.8	39.1
Division NO	38.9	39.2
Division NP	39.0	39.3
Division NQ	39.1	39.4
Division NR	39.2	39.5
Division NS	39.3	39.6
Division NT	39.4	39.7
Division NU	39.5	39.8
Division NV	39.6	39.9
Division NW	39.7	40.0
Division NX	39.8	40.1
Division NY	39.9	40.2
Division NZ	40.0	40.3
Division OA	40.1	40.4
Division OB	40.2	40.5
Division OC	40.3	40.6
Division OD	40.4	40.7
Division OE	40.	



GENERAL PLAN

Economic Development Plan

In all cities, interdependence exists between local economic issues and the overall quality of life. Prior to incorporation, Rancho Santa Margarita experienced rapid growth, particularly between 1985 and 2000. With a limited commercial and industrial base, Rancho Santa Margarita is primarily a residential community. Little undeveloped land is left in the community so economic development efforts must focus on attracting and retaining businesses that: 1) complement Rancho Santa Margarita's character and take advantage of the City's supply of quality housing and locational benefits; 2) stimulate jobs, economic growth, and fiscal stability; 3) serve local employment, shopping, and entertainment needs; and 4) expand the selection of conveniently located goods and services. The Economic Development Strategy Plan presents a broad strategy to address the economic challenges facing the community.

Existing Economic Profile

This section of the Plan describes the City's overall economic profile in terms of standard economic indices: taxable retail sales, non-retail sales, employment and salary trends, future employment growth, and employment and wage growth trends.

Taxable Retail Sales

The ratio of taxable retail sales per capita is a reasonable gauge of two major aspects of a community's economic position: 1) fiscal strength, and 2) local availability of retail goods and services. Table ED-2 provides retail sales tax revenues and retail sales per capita for the City of Rancho Santa Margarita and Orange County.

Although the City has realized significant growth in retail sales in recent years, it still under-performs relative to surrounding communities and the County. As shown in Table ED-3, Rancho Santa Margarita had the lowest retail sales per capita among a group of surrounding communities in 2001-02, indicating significant "leakage" of resident retail demand to other jurisdictions. However, significant growth in retail sales between 2000-01 and 2001-02 indicated that positive changes were occurring.



Table ED-2
Retail Sales Tax Revenues and Retail Sales Per Capita:
Fiscal Years 2000-01 and 2001-02

	Rancho Santa Margarita			Orange County		
	Fiscal Year (\$000s)		% Increase	Fiscal Year (\$000s)		% Increase
	2000-01	2001-02		2000-01	2001-02	
Retail Sales Tax Revenue	\$2,765	\$3,289	18.9%	\$301,594	\$305,986	1.5%
Population	48,350	48,500	0.3%	2,880,161	2,939,547	2.1%
Retail Sales per Capita	\$5.72	\$6.78	18.6%	\$10.47	\$10.41	-0.6%

Sources: Stanley R. Hoffman Associates, Inc., The HdL Companies, 2002.

Table ED-3
Comparative Retail Sales Per Capita:
Fiscal Years 2000-01 and 2001-02

City	Retail Sales per Capita (\$000s)		
	Fiscal Year		% Growth
	2000-01	2001-02	
San Juan Capistrano	\$14.15	\$16.31	15.2%
Laguna Hills	\$15.95	\$15.63	-2.0%
Mission Viejo	\$11.27	\$11.43	1.4%
Laguna Niguel	\$10.39	\$11.26	8.3%
Lake Forest	\$8.66	\$8.81	1.7%
Dana Point	\$7.59	\$8.17	7.6%
Rancho Santa Margarita	\$5.72	\$6.78	18.6%
7-City Average	\$10.25	\$10.81	5.5%

Sources: Stanley R. Hoffman Associates, Inc., The HdL Companies, 2002.

The City's retail performance compared to the 7-City average varies by retail sector, as illustrated in Figure ED-1. Specifically, the City under performs in the General Merchandise and Restaurant/Hotel categories. The City is about average in the local-serving Food and Drug category, the Building and Construction category, and the Auto and Transportation group.

Rancho Santa Margarita had a total of about 1.3 million square feet of retail space in shopping centers greater than 50,000 square feet, compared to over 3.4 million square feet in Mission Viejo and about 2.2 million square feet in Lake Forest in 2002. Although the City comprised 23.7 percent of the population among these cities, it only contained 18.7 percent of the total retail space. These two neighboring cities had an average of about 37 retail square feet per capita compared with about 28 retail square feet per capita for Rancho Santa Margarita. The wider selection of retail tenants in these communities allows the surrounding cities to capture a greater portion of the regional retail demand.

Table 2B-1
 Selected Financial Ratios for the Corporate Sector: 1990-1991 and 1992-1993

Ratio	1990-1991		1992-1993	
	Ratio	Value	Ratio	Value
Debt to Capitalization				
Total Debt	40.0%	10.0	40.0%	10.0
Long-Term Debt	35.0%	8.8	35.0%	8.8
Short-Term Debt	5.0%	1.2	5.0%	1.2
Equity to Capitalization				
Total Equity	60.0%	15.0	60.0%	15.0
Common Equity	55.0%	13.8	55.0%	13.8
Preferred Equity	5.0%	1.2	5.0%	1.2

Source: Bureau of Economic Analysis, Federal Reserve Bank of St. Louis, and the U.S. Department of Commerce.

Table 2B-2
 Corporate Financial Ratios for the Corporate Sector: 1990-1991 and 1992-1993

Ratio	1990-1991		1992-1993	
	Ratio	Value	Ratio	Value
Debt to Capitalization				
Total Debt	40.0%	10.0	40.0%	10.0
Long-Term Debt	35.0%	8.8	35.0%	8.8
Short-Term Debt	5.0%	1.2	5.0%	1.2
Equity to Capitalization				
Total Equity	60.0%	15.0	60.0%	15.0
Common Equity	55.0%	13.8	55.0%	13.8
Preferred Equity	5.0%	1.2	5.0%	1.2

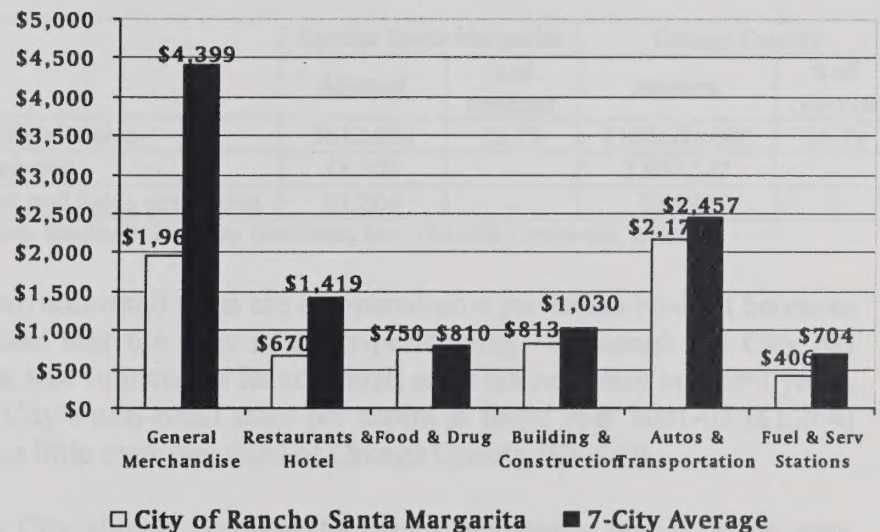
Source: Bureau of Economic Analysis, Federal Reserve Bank of St. Louis, and the U.S. Department of Commerce.

The City's total debt amount compared to the 1990-1991 average ratio of 40.0% is shown in Figure 2B-1. Generally, the City's debt ratio is higher than the 1990-1991 average ratio, indicating a higher level of debt relative to capitalization. The City's debt ratio is also higher than the 1992-1993 average ratio, indicating a higher level of debt relative to capitalization. The City's debt ratio is also higher than the 1990-1991 average ratio, indicating a higher level of debt relative to capitalization.

Table 2B-2 shows the City's debt ratio compared to the 1990-1991 average ratio of 40.0%. The City's debt ratio is higher than the 1990-1991 average ratio, indicating a higher level of debt relative to capitalization. The City's debt ratio is also higher than the 1992-1993 average ratio, indicating a higher level of debt relative to capitalization. The City's debt ratio is also higher than the 1990-1991 average ratio, indicating a higher level of debt relative to capitalization.

Another measure of retail performance is the average retail sales per square foot, including taxable and non-taxable sales, compared against industry standards. The estimated average total retail sales per square foot was \$250 for five selected centers in Rancho Santa Margarita in 2002. This was about 9 percent below the national average of \$275 per square foot for community shopping centers in the western United States.¹ Most of the City's commercial centers perform above the average.

Figure ED-1
Comparative Retail Sales Per Category:
Fiscal Year 2001-02



Sources: Stanley R. Hoffman Associates, Inc., The HdL Companies, 2002.

Although future development of retail space in the City is expected to be modest due to a lack of vacant land in the community, there are opportunities to improve the taxable sales ratio by: 1) completing the Plaza El Paseo center thereby broadening the selection of general merchandise establishments within the City, 2) expanding the City's retail and entertainment tenant base, particularly at Santa Margarita Town Center, and 3) evaluating and enhancing the mix of tenants within the Town Center shopping center as new leasing opportunities arise.

Non-Retail Sales

Another common gauge of a community's economic position is the amount of sales generated by manufacturing, leasing, wholesale and business firms within the City. These non-retail sales are linked to

¹ *Dollars and Cents of Shopping Centers*, Urban Land Institute (ULI), 2002.

highest average of total metals was in the sampling station 10, and the lowest average of total metals was in the sampling station 1. The highest average of total metals was in the sampling station 10, and the lowest average of total metals was in the sampling station 1. The highest average of total metals was in the sampling station 10, and the lowest average of total metals was in the sampling station 1.

Fig. 1 Comparison of the mean values of metals in the sampling stations



Fig. 2 Comparison of the mean values of metals in the sampling stations

Table 1 Comparison of the mean values of metals in the sampling stations

Although the mean values of metals in the sampling stations are low, they are still above the background levels. The mean values of metals in the sampling stations are: Cd (0.001 mg/kg), Pb (0.002 mg/kg), Zn (0.003 mg/kg), Cu (0.004 mg/kg), Fe (0.005 mg/kg), and Mn (0.006 mg/kg). The mean values of metals in the sampling stations are: Cd (0.001 mg/kg), Pb (0.002 mg/kg), Zn (0.003 mg/kg), Cu (0.004 mg/kg), Fe (0.005 mg/kg), and Mn (0.006 mg/kg).

Discussion

The mean values of metals in the sampling stations are low, but they are still above the background levels. The mean values of metals in the sampling stations are: Cd (0.001 mg/kg), Pb (0.002 mg/kg), Zn (0.003 mg/kg), Cu (0.004 mg/kg), Fe (0.005 mg/kg), and Mn (0.006 mg/kg).

employment beyond the retail and service industries, and also tend to be more stable across economic cycles.

Business and industry establishments generated approximately \$613,000 in non-retail sales tax revenues during fiscal year 2001-2002 for the City of Rancho Santa Margarita. This represents about 15.7 percent of the total taxable sales in the City. In comparison, the County of Orange derived 24.7 percent of its sales tax revenues from non-retail sources, as shown in Table ED-4.

Table ED-4
Sales Tax Revenues and Non-Retail Sales Per Capita:
Fiscal Year 2001-02

	Rancho Santa Margarita		Orange County	
	Amount	% of revenue	Amount	% of revenue
Non-Retail Sales	\$613,000	15.7%	\$100,534,000	24.7%
Population	48,500	—	2,939,547	—
Non-Retail Sales per Capita	\$1,264	—	\$3,420	—

Sources: Stanley R. Hoffman Associates, Inc., The HdL Companies, 2002.

When non-retail sales are compared on a per capita basis, it becomes evident that the City is under-performing. Although the City has been able to increase its non-retail sales tax revenues in recent years, the City's non-retail sales per capita in fiscal year 2001-02 (\$1,264) was a little over one third of Orange County (\$3,420).

The City should continue to attract businesses that generate non-retail taxable sales in order to diversify its sales tax base.

Employment and Wage Growth Trends

Rancho Santa Margarita is primarily a residential community with a limited commercial and industrial base. The residential components of the various planned communities that make up the City were completed and occupied at a rate faster than the commercial and industrial components.

Table ED-5 illustrates that the City's workforce is beginning to catch up to its population base. According to the California Employment Development Department (EDD), there were an estimated 9,112 net jobs added in the City between 1992 and 2000. Consequently, the jobs-households ratio improved from 0.75 in 1992 to 0.83 in 2000. Although the City has been able to expand its workforce, there is still a need to attract relatively higher-wage employees and firms in the engineering, management, finance and professional sectors in order to better match the employment base to the residential labor force.

Table ED-5
Jobs – Households Ratio: 1992 to 2000

	1992	2000	Change 1992 to 2000
Population*	15,137	47,214	32,077
Employment	4,453	13,565	9,112
Households*	5,904	16,253	10,349
Jobs-Households Ratio	0.75	0.83	0.08

* 1992 Population and Household estimates interpolated based on 1990 and 2000 U.S. Census figures.

Source: Stanley R. Hoffman Associates, Inc., California Employment Development Department (EDD), 1990 and 2000 U.S. Census

The typical employee working in Rancho Santa Margarita earned about 84 percent of the average employee salary in Orange County in 2000. As shown in Table ED-6, the average employee in the City earned \$32,984 annually, while the average employee in Orange County earned \$39,190. However, the median household income in the City in 2000 was \$78,745 while the median household income in the County was \$58,820.

Table ED-6
Employment Profile: 2000

Industry	Employees*	Average Salary
Agriculture & Mining	1,044	\$19,162
Construction	987	\$31,582
Manufacturing	1,518	\$53,940
Transportation, Communications & Utilities	874	\$44,925
Wholesale Trade	439	\$58,656
Retail Trade	2,928	\$16,886
Finance, Insurance, & Real Estate	195	\$54,536
Services	3,579	\$34,445
Total – All Industries	11,564	\$32,984
Orange County Average Salary		\$39,190
Rancho Santa Margarita as % of County Average		84%

* Does not include Government and Self-Employment figures

Sources: Stanley R. Hoffman Associates, Inc., California Employment Development Department (EDD)

Also shown in Table ED-6, the majority of jobs in 2000 (56 percent) were concentrated in the Services and Retail Trade sectors. Less than 2 percent of the jobs are in the higher-paying Financial, Insurance, and Real Estate sector.

Table 10-2
GDP - Gross Domestic Product 1997 to 2000

Year	GDP (billions of dollars)
1997	2,100
1998	2,200
1999	2,300
2000	2,400

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Bureau of Economic Analysis, Washington, D.C.

The typical consumer working in humanistic psychology would expect to find a significant increase in the average income level in the economy. As shown in Table 10-2, the average income level in the economy was \$21,000 annually, while the average income level in the economy was \$24,000 annually. However, the average income level in the economy in 2000 was \$24,000, while the average income level in the economy was \$21,000.

Table 10-3
Simple mean income: 1997

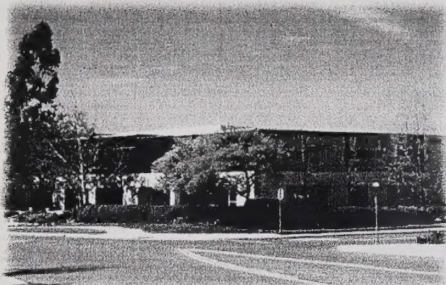
Income	Percentage
\$10,000 - \$14,999	1.0%
\$15,000 - \$19,999	2.0%
\$20,000 - \$24,999	3.0%
\$25,000 - \$29,999	4.0%
\$30,000 - \$34,999	5.0%
\$35,000 - \$39,999	6.0%
\$40,000 - \$44,999	7.0%
\$45,000 - \$49,999	8.0%
\$50,000 - \$54,999	9.0%
\$55,000 - \$59,999	10.0%
\$60,000 - \$64,999	11.0%
\$65,000 - \$69,999	12.0%
\$70,000 - \$74,999	13.0%
\$75,000 - \$79,999	14.0%
\$80,000 - \$84,999	15.0%
\$85,000 - \$89,999	16.0%
\$90,000 - \$94,999	17.0%
\$95,000 - \$99,999	18.0%
\$100,000 - \$104,999	19.0%
\$105,000 - \$109,999	20.0%
\$110,000 - \$114,999	21.0%
\$115,000 - \$119,999	22.0%
\$120,000 - \$124,999	23.0%
\$125,000 - \$129,999	24.0%
\$130,000 - \$134,999	25.0%
\$135,000 - \$139,999	26.0%
\$140,000 - \$144,999	27.0%
\$145,000 - \$149,999	28.0%
\$150,000 - \$154,999	29.0%
\$155,000 - \$159,999	30.0%
\$160,000 - \$164,999	31.0%
\$165,000 - \$169,999	32.0%
\$170,000 - \$174,999	33.0%
\$175,000 - \$179,999	34.0%
\$180,000 - \$184,999	35.0%
\$185,000 - \$189,999	36.0%
\$190,000 - \$194,999	37.0%
\$195,000 - \$199,999	38.0%
\$200,000 - \$204,999	39.0%
\$205,000 - \$209,999	40.0%
\$210,000 - \$214,999	41.0%
\$215,000 - \$219,999	42.0%
\$220,000 - \$224,999	43.0%
\$225,000 - \$229,999	44.0%
\$230,000 - \$234,999	45.0%
\$235,000 - \$239,999	46.0%
\$240,000 - \$244,999	47.0%
\$245,000 - \$249,999	48.0%
\$250,000 - \$254,999	49.0%
\$255,000 - \$259,999	50.0%
\$260,000 - \$264,999	51.0%
\$265,000 - \$269,999	52.0%
\$270,000 - \$274,999	53.0%
\$275,000 - \$279,999	54.0%
\$280,000 - \$284,999	55.0%
\$285,000 - \$289,999	56.0%
\$290,000 - \$294,999	57.0%
\$295,000 - \$299,999	58.0%
\$300,000 - \$304,999	59.0%
\$305,000 - \$309,999	60.0%
\$310,000 - \$314,999	61.0%
\$315,000 - \$319,999	62.0%
\$320,000 - \$324,999	63.0%
\$325,000 - \$329,999	64.0%
\$330,000 - \$334,999	65.0%
\$335,000 - \$339,999	66.0%
\$340,000 - \$344,999	67.0%
\$345,000 - \$349,999	68.0%
\$350,000 - \$354,999	69.0%
\$355,000 - \$359,999	70.0%
\$360,000 - \$364,999	71.0%
\$365,000 - \$369,999	72.0%
\$370,000 - \$374,999	73.0%
\$375,000 - \$379,999	74.0%
\$380,000 - \$384,999	75.0%
\$385,000 - \$389,999	76.0%
\$390,000 - \$394,999	77.0%
\$395,000 - \$399,999	78.0%
\$400,000 - \$404,999	79.0%
\$405,000 - \$409,999	80.0%
\$410,000 - \$414,999	81.0%
\$415,000 - \$419,999	82.0%
\$420,000 - \$424,999	83.0%
\$425,000 - \$429,999	84.0%
\$430,000 - \$434,999	85.0%
\$435,000 - \$439,999	86.0%
\$440,000 - \$444,999	87.0%
\$445,000 - \$449,999	88.0%
\$450,000 - \$454,999	89.0%
\$455,000 - \$459,999	90.0%
\$460,000 - \$464,999	91.0%
\$465,000 - \$469,999	92.0%
\$470,000 - \$474,999	93.0%
\$475,000 - \$479,999	94.0%
\$480,000 - \$484,999	95.0%
\$485,000 - \$489,999	96.0%
\$490,000 - \$494,999	97.0%
\$495,000 - \$499,999	98.0%
\$500,000 - \$504,999	99.0%
\$505,000 - \$509,999	100.0%

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Bureau of Economic Analysis, Washington, D.C.

When shown in Table 10-3, the average income level in the economy was \$21,000 annually, while the average income level in the economy was \$24,000 annually. However, the average income level in the economy in 2000 was \$24,000, while the average income level in the economy was \$21,000.

***Summary of
Economic
Development
Challenges***

The City's economic profile and the population and income characteristics in Rancho Santa Margarita's market area suggest the following economic development challenges face the City:



- ◆ There are few vacant, developable parcels for office and retail space;
- ◆ Population growth will be limited, with 687 housing units planned in the future, and a small number of infill opportunities;
- ◆ Competition from several larger retail "destination" centers and office parks in nearby cities is strong;
- ◆ The City is not centrally located, limiting the span of the market area;

City economic development strategies should therefore focus on the following activities to improve retail and non-retail sales, enhance the fiscal stability of the City, and sustain a variety of higher wage employment opportunities for residents:

- ◆ Attracting and retaining businesses that support well-paying employment opportunities to improve the jobs/housing ratio in the community;
- ◆ Attracting and retaining businesses to capture the existing leakage and projected demand for shopper (e.g., general merchandise and specialty items), convenience (e.g., dining and entertainment establishments), and heavy commercial (e.g., automotive) goods; and
- ◆ Attracting and retaining sales tax intense businesses.

***Actions to Meet the
Economic
Development
Challenges***

Public and private efforts will be required to ensure the fiscal strength and stability of the City and that existing and future market demand is met. The goals and policies of this Element address these challenges. Additionally, the following programs are proposed:

Coordination with Regional Economic Development Agencies

The City will coordinate with the South Orange County Regional Chambers of Commerce and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input

Summary of Environmental Conclusions

The City's economic growth and the population and housing increases in the area have created a need for a new water supply. The City's water supply is currently insufficient to meet the needs of the area.

• There are two main, competing water supply options for the area. The first is to build a new water supply system.

• The second option is to build a new water supply system that would be located in the area, and would be able to meet the needs of the area.

• The City's water supply is currently insufficient to meet the needs of the area. The City's water supply is currently insufficient to meet the needs of the area.



• The City's water supply is currently insufficient to meet the needs of the area. The City's water supply is currently insufficient to meet the needs of the area.

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Conclusions on the Environmental Consequences of the Project

from the business community as to the best means for assisting local businesses and maintaining a healthy business environment.

Economic Development Strategy Plan

The City will develop an Economic Development Strategy Plan to attract new businesses and retain existing businesses. Based on research performed by the City and contained within the

Rancho Santa Margarita General Plan Economic Analysis, the Economic Development Strategy Plan may contain the following components:



- ◆ Focus on enhancing local serving and community retail sales opportunities, such as the areas of general merchandise, discount and specialty stores, restaurants and entertainment;
- ◆ Use the preliminary retail analysis contained in the *General Plan Economic Analysis* to identify opportunities missing in the market area;
- ◆ Evaluate retail center performance leading to center-specific recommendations ranging from facility and accessibility improvements to re-tenanting;
- ◆ Coordinate with center owners and managers to facilitate effective changes;
- ◆ Consider the designation of person(s) at City Hall providing economic development support services;
- ◆ Provide funding and/or support for an advertising campaign about the growing “diverse and vibrant” downtown of Rancho Santa Margarita;
- ◆ Prepare a business survey to identify a detailed profile of the City’s economic base, its expansion or relocation possibilities and potential economic development actions;
- ◆ Look for ways to retain and attract businesses that generate non-retail taxable sales;
- ◆ Expand economic base through providing a suburban business park niche and attracting businesses having a relatively higher proportion of office and professional jobs with higher average wages;

- ◆ Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites; and
- ◆ Examine ways that the future completion of SR-241 offers market opportunities, such as broadening market area reach and visitor- and business-serving lodging.
- ◆ Study and evaluate Citywide recreational destination events to provide exposure for the City and stimulate growth opportunities for businesses and services within the community.

- 1. The first step in the process of creating a document is to determine the purpose of the document. This is done by asking the following questions:
 - a. What is the purpose of the document?
 - b. Who is the audience for the document?
 - c. What information do I need to collect?
 - d. How will I collect the information?
 - e. How will I organize the information?
 - f. How will I present the information?
 - g. How will I evaluate the information?
 - h. How will I communicate the information?
- 2. The second step in the process of creating a document is to collect the information. This is done by asking the following questions:
 - a. What sources of information are available?
 - b. How reliable are the sources of information?
 - c. How current are the sources of information?
 - d. How relevant are the sources of information?
 - e. How accessible are the sources of information?
 - f. How easy is it to use the sources of information?
 - g. How much time and effort will it take to collect the information?
 - h. How much cost will it take to collect the information?
- 3. The third step in the process of creating a document is to organize the information. This is done by asking the following questions:
 - a. What is the most important information?
 - b. How should the information be organized?
 - c. How should the information be presented?
 - d. How should the information be evaluated?
 - e. How should the information be communicated?

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CIRCULATION ELEMENT



GENERAL PLAN

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GENERAL PLAN

Introduction

Rancho Santa Margarita has a well-planned, well-developed circulation system consisting of arterial roadways and local streets. The Foothill Transportation Corridor (SR-241) provides regional access to the City, and a commercial airport is located approximately 15 miles to the west. Established transit service connects the City to the nearby communities of Mission Viejo and Lake Forest, and many of the Planned Communities that comprise the City were developed with pedestrian and bicycle trails.

The Circulation Element emphasizes the maintenance of a balanced, multi-modal transportation system for the City that responds to demands of current and planned land uses, as set forth in the Land Use Element. This Element establishes acceptable roadway service levels and identifies improvements required to maintain the service levels. The use of non-vehicular travel modes such as transit, walking, biking and riding is promoted to reduce the demand for transportation system improvements and improve air quality.

Purpose of the Circulation Element

The purpose of the Circulation Element is to provide a safe, efficient, and adequate circulation system for the City. State planning law requires:

“....a circulation element consisting of the general location for proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element plan.”



To meet this purpose, the Circulation Element addresses the circulation improvements needed to provide adequate capacity for future land uses. The Element establishes a hierarchy of transportation routes with typical development standards described for each roadway category.

The State General Plan Guidelines recommend that the circulation policies and plans should:

- ◆ Coordinate the transportation and circulation system with planned land uses;
- ◆ Promote the safe and efficient transport of goods and the safe and effective movement of all segments of the population;
- ◆ Make efficient use of existing transportation facilities; and
- ◆ Protect environmental quality and promote the wise and equitable use of economic and natural resources.

The Guidelines indicate that the Circulation Element should address all facets of circulation including streets and highways, transportation corridors, public transit, railroads, bicycle and pedestrian facilities, and commercial, general, and military airports. The Rancho Santa Margarita Circulation Element fulfills State requirements with a plan to provide effective circulation facilities supporting desired community development. Along with circulation, public utilities must be addressed in the General Plan. Instead of addressing utilities within the Circulation Element, the Rancho Santa Margarita General Plan contains a public services and facilities section in the Land Use Element.

Scope and Content of the Circulation Element

This Element contains goals and policies to improve overall circulation in the City. For vehicular transportation, a hierarchical roadway network is established with designated roadway types and design standards. The roadway type is linked to anticipated traffic levels, and acceptable levels of service are established to determine when capacity improvements are necessary. Because local circulation is linked with the regional system, the Element also focuses on participation in regional programs to alleviate traffic congestion and construct capacity improvements. Alternative transportation modes are also emphasized in this Element to reduce dependency on the automobile and thereby improve environmental quality.

The Circulation Element consists of three sections: 1) Introduction; 2) Issues, Goals, and Policies; and 3) the Circulation Plan. In the Issues, Goals, and Policies section, major issues pertaining to the transportation system are identified, and related goals and policies are established. The goals are overall statements of the City desires and include broad statements of purpose and direction. The policies serve as guides for planning circulation improvements to accommodate anticipated population growth, maintaining acceptable service levels while development occurs, coordinating with local and

regional jurisdictions to phase regional transportation facilities, and promoting alternative transportation modes. The Circulation Plan explains how the goals and policies will be achieved and implemented. Specific implementation programs are included in the General Plan Implementation Program in Appendix A of this General Plan.

Related Plans and Programs

Several transportation plans prepared by the County and other regional agencies focus on the regional transportation system. Strategies to handle anticipated traffic levels from future regional development are discussed. Other plans have also been prepared to locate future routes for mass transit including light rail and conventional buses. Plans and programs related to the Circulation Element include the following:

County of Orange Master Plan of Arterial Highways (MPAH)

The County of Orange Master Plan of Arterial Highways (MPAH) forms part of the Orange County General Plan and designates the arterial system in the Circulation Element of the General Plan. Defined according to specific arterial functional classifications, the MPAH identifies the intended future roadway system for the County. Cities within the County are expected to achieve consistency with the MPAH in individual General Plan circulation elements. The Rancho Santa Margarita Circulation Element proposes downgrading the MPAH designation for Avenida Empresa from a Major Arterial to a Primary Arterial. The Rancho Santa Margarita Circulation Element also includes several collector roadway segments which are not currently designated on the MPAH. The City will consider the option of adding these collector roadways to the MPAH. To implement these changes to the MPAH, approval from the Orange County Transportation Authority (OCTA) is required.

County of Orange Congestion Management Program

Urbanized areas such as Orange County are required to adopt a Congestion Management Program (CMP). The goals of the CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. For the most part, the Orange County CMP is a composite of local agency submittals in which each local jurisdiction develops the required data in accordance with the guidelines established by the Orange County Transportation Authority (OCTA). The OCTA compiles the data and submits the results to the Southern California Association of Governments (SCAG) for a finding of regional

consistency. The Foothill Transportation Corridor (SR-241) is a roadway component of the Congestion Management Plan system.

County of Orange Growth Management Plan (Measure M)

Measure M, the revised Traffic Improvement and Growth Management Ordinance, authorized the imposition of a one-half percent sales tax to fund needed transportation improvements. To be eligible to receive Measure M funds, local jurisdictions must satisfy a variety of requirements as set out in the Orange County Local Transportation Authority (LTA) Ordinance No. 2. LTA Ordinance No. 2 requires local jurisdictions to adopt a traffic circulation plan consistent with the MPAH, adopt and adequately fund a local transportation fee program, satisfy maintenance requirements, adopt a Growth Management Element, and adopt a seven-year capital improvement program that includes all transportation projects funded either partially or fully by Measure M funds.

County of Orange Master Plan of Countywide Bikeways

Also part of the County of Orange General Plan, the Master Plan of Countywide Bikeways designates various classes of bike routes throughout the County. One of the primary considerations of this plan is to provide continuity throughout the County and to provide consistency between the countywide and local jurisdiction bikeway plans. The Circulation Element contains a bikeway plan that utilizes the countywide classification system and links to County routes.

Regional Transportation Plan

The Regional Transportation Plan (RTP) is a component of the Regional Comprehensive Plan and Guide prepared by SCAG to address regional issues, goals, objectives, and policies for the Southern California region into the early part of the 21st century. The RTP, which SCAG periodically updates to address changing conditions in the Southland, has been developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions, and private citizens. The RTP sets broad goals for the region and provides strategies to reduce problems related to congestion and mobility. RTP goals relevant to Rancho Santa Margarita include:

- ◆ Improving the levels of service for the movement of people and goods.

- ◆ Ensuring that transportation investment provides the greatest possible mobility benefit.
- ◆ Serving the transportation needs of everyone.
- ◆ Developing regional transportation solutions that complement subregional transportation systems and serve the needs of cities and communities.

In recognition of the close relationship between the traffic and air quality issues, the assumptions, goals, and programs contained in the RTP parallel those used to prepare the Air Quality Management Plan.

Air Quality Management Plan

The federal Clean Air Act requires preparation of plans to improve air quality in any region designated as a non-attainment area. (A nonattainment area is a geographic area identified by the Environmental Protection Agency and/or California Air Resources Board as not meeting state or federal standards for a given pollutant). The plan must outline specific programs and strategies and timelines for bringing the area into compliance with national and/or State air quality standards.

The Air Quality Management Plan prepared by the South Coast Air Quality Management District, first adopted in 1994 and updated on a three-year cycle, contains policies and measures designed to achieve federal and state standards for healthier air quality in the South Coast Air Basin (a non-attainment area). Many of the measures identified in the AQMP address circulation improvements, since fossil-fuel-powered vehicles account for more than 60 percent of the NO_x emissions and 70 percent of the carbon monoxide emissions within the basin.

Planned Communities

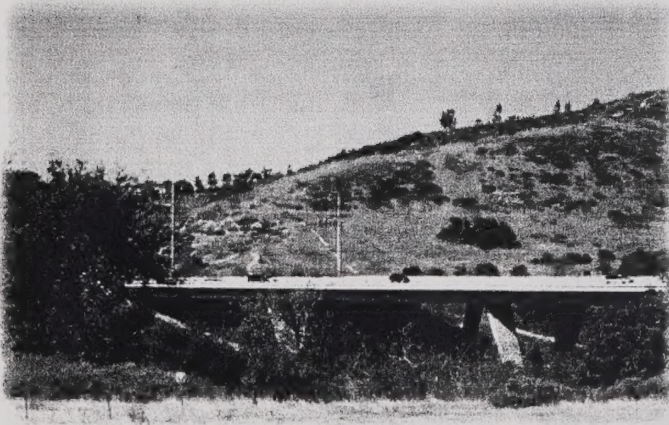
Rancho Santa Margarita has been developed as a series of Planned Communities approved prior to incorporation. The Planned Communities comprising the incorporated City include Rancho Santa Margarita Planned Community, Rancho Trabuco Planned Community, Robinson Ranch Planned Community, and Dove Canyon Planned Community. Each of the community plans featured a planned roadway system of collector and local streets that interface

***Relationship to
Other General
Plan Elements***

with MPAH roadways. These roadways are contained in the Circulation Plan described in this Element.

According to State planning law, the Circulation Element must be independent, but consistent with the other General Plan elements. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs, and achievement of community goals. The Circulation Element relates most closely to the Land Use, and Conservation and Open Space Elements.

The Land Use and Circulation Elements are inextricably linked. The planned development identified in the Land Use Element is the basis for determining future road improvements. The circulation policies and plans ensure that existing transportation facilities will be improved and new facilities will be constructed to adequately serve traffic generated by planned development. An efficient circulation system is a critical factor for diversifying and expanding local economic activities. In addition, the Circulation Element promotes alternative transportation modes to minimize the regional impacts of planned local development.



The Circulation Element provides for a trail system that accommodates bicycles and pedestrians. Trails for these uses will connect with recreational areas and support the City's recreational goals articulated in the Open Space and Conservation Element. In addition to promoting bicycle and pedestrian transportation, the Circulation Element promotes the use of public transit. Alternative transportation modes will help achieve the air quality goals identified in the Conservation and Open Space Element.



Issues, Goals and Policies

Rancho Santa Margarita is a community with a well-defined circulation system featuring vehicular, public transit, bicycle, and pedestrian components. An independent system is created by the connection of this local system with a larger regional circulation system. A safe and convenient circulation system operation is needed to support a variety of land uses in the community.

Four major issues are addressed by the goals, policies and plans of the Circulation Element. These major issues include: 1) providing a suitable system of City roadways; 2) successful integration with the regional roadway system; 3) promotion of alternative modes of travel; and 4) providing and maintaining an extensive public trails network.

Local Circulation System

Safe and convenient access to activities in the community can be provided by a well-designed local roadway system. To allow for new development or redevelopment to occur without negatively affecting the existing community, improvements to the circulation system may be required.

Goal 1: Provide a circulation system that meets the needs of the community.

Policy 1.1: Provide and maintain a City circulation system that promotes safety and satisfies the demand created by land uses in the Rancho Santa Margarita area.

Policy 1.2: Improve the Rancho Santa Margarita circulation system roadways in concert with land development to maintain sufficient levels of service.

Policy 1.3: Coordinate improvements to and maintenance of the City circulation system with other major transportation improvement programs.

Policy 1.4: Utilize traffic calming methods within residential areas where necessary to create a pedestrian-friendly circulation system.

***Regional
Circulation System***

Policy 1.5: Apply creative traffic management approaches to address congestion in areas with unique problems, such as schools, businesses with drive-through access, and other special situations.

Transportation and traffic congestion in Rancho Santa Margarita is directly related to an overall transportation network for the region as surrounding city residents pass through Rancho Santa Margarita on the Foothill Transportation Corridor (SR-241) and other major roadways. In addition, a healthy economy depends on the ability of businesses to move their goods from one location to another. To support the continued success of local businesses, the local circulation system must provide adequate local and regional access. Planning for the needs of the community necessarily includes recognition of the related transportation needs and planning efforts of the surrounding cities, county, region, and state. With this recognition is the need for the City to actively work with other public agencies responsible for transportation and development in surrounding areas.

Goal 2: Achieve a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

Policy 2.1: Coordinate planning, construction and maintenance of local circulation improvements with adjacent jurisdictions and transportation agencies.

Policy 2.2: Work closely with adjacent jurisdictions and transportation agencies to ensure that development projects outside Rancho Santa Margarita (e.g., reuse of MCAS El Toro, development of Rancho Mission Viejo, Trabuco Canyon and Ladera Ranch) do not adversely impact the City or providers of public transportation service within the City.

Policy 2.3: Monitor efforts to create additional freeway corridors or tollways in the Rancho Santa Margarita area and oppose such a link if unacceptable negative impacts to Rancho Santa Margarita are created.

Policy 2.4: Reduce pollutants associated with vehicles and increasing traffic resulting from development. Coordinate local traffic management reduction efforts with Orange County Transit Authority's Congestion Management Plan.

***Public
Transportation
System***

Public transportation and alternative modes of travel, such as bicycling and walking, are an important component of a comprehensive circulation system. Public and alternative modes of transportation offer an alternative to the use of automobiles and help reduce air pollution and road congestion. To promote the increased usage of these modes of transportation, adequate facilities must be provided.

Goal 3: Promote the increased use of multi-modal transportation.

Policy 3.1: Encourage the increased use and expansion of public transportation opportunities.

Policy 3.2: Monitor the effectiveness of regional alternative transportation programs, such as bus systems, providing service to the City.

Policy 3.3: Encourage the provision of additional regional public transportation services and support facilities, such as park-and-ride lots.

Policy 3.4: Collaborate with neighboring cities and regional transportation providers to encourage the provision of affordable transportation programs for elderly and youth to desirable locations in the region (e.g., malls, youth and senior program providers, the Inter-Generation Community Center (IGCC), and other senior and community centers).

Policy 3.5: Incorporate design features into public improvement projects that promote and support the use of public and alternative modes of transportation.

Trails Network

Non-vehicular methods or modes of transportation offer an option to the traditional use of automobiles. These modes of transportation, such as bicycling and walking, also help to reduce roadway congestion and air pollution. Trail systems also provide recreational opportunities for the community.

Goal 4: Provide and maintain an extensive public bicycle and pedestrian trails network.

Policy 4.1: Coordinate with other public and private organizations and jurisdictions to provide and maintain an extensive trails network in the Rancho Santa Margarita area that: supports bicycles and pedestrians; links to activity nodes within the community; and is coordinated with the trail networks of adjacent jurisdictions.

Policy 4.2: Enhance the biking and walking environment by providing and maintaining safe and attractive sidewalks, walkways and bike lanes for both recreational and commuting purposes.

Policy 4.3: Protect public access to the trails network, and identify future opportunities to enhance the network.

Related Goals and Policies

The goals and policies described in the Circulation Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from the other elements directly or indirectly support the goals and policies of the Circulation Element. These supporting goals and policies are identified in Table C-1.

True History

For various reasons of expediency, the history of the Christian Science movement has been written in a way that is not only untrue but also misleading. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith.

First, the history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith.

Second, the history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith.

Third, the history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith.

Fourth, the history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith. The history of the movement is not a story of a few individuals, but of a people who have been persecuted and oppressed for their faith.

What is the Christian Science movement?

The Christian Science movement is a religious movement that was founded in 1852 by Mary Baker Eddy. It is a movement that is based on the teachings of Jesus Christ, and it is a movement that is based on the teachings of Jesus Christ. The Christian Science movement is a religious movement that was founded in 1852 by Mary Baker Eddy. It is a movement that is based on the teachings of Jesus Christ, and it is a movement that is based on the teachings of Jesus Christ.

**Table C-1
Related Goals and Policies by Element**

General Plan Element	Circulation Element Issue Areas			
	Local Circulation System	Regional Circulation System	Public Transportation System	Trails Network
Land Use	1.1, 1.2, 1.3, 2.1, 2.2, 2.4, 2.6, 3.3	1.1, 1.2, 1.3, 2.2, 2.4, 2.6, 3.1, 3.2, 3.3	1.3, 2.1, 2.2, 2.4	1.3, 2.2, 2.4
Housing	1.1, 1.3, 1.4		3.1	
Circulation				
Economic Development	1.3, 2.1, 2.5	1.2, 2.1	2.8	2.8
Conservation/Open Space	1.3, 2.1, 6.1, 6.2, 6.3	1.3, 2.1, 6.1, 6.2	6.1, 6.2, 6.3, 6.4	6.4
Safety	2.1, 2.3, 2.5, 3.7, 3.8	2.1, 2.3, 2.5, 3.8	2.1, 2.5, 3.7, 3.8	3.7, 3.8
Noise	2.1, 2.2, 2.3	2.1, 2.2, 2.3	2.1, 2.3	

Table 2
Estimated values for the model

Group	Group mean	Group SD	Group SE	Group CI
Control	1.12	0.12	0.02	1.08-1.16
Intervention	1.12	0.12	0.02	1.08-1.16
Comparison	0.00	0.00	0.00	-0.00-0.00
Effect size	0.00	0.00	0.00	-0.00-0.00
95% CI	0.00	0.00	0.00	-0.00-0.00
Power	0.80	0.80	0.80	0.80-0.80
Sample size	100	100	100	100-100
Significance level	0.05	0.05	0.05	0.05-0.05
Effect size	0.00	0.00	0.00	-0.00-0.00
95% CI	0.00	0.00	0.00	-0.00-0.00
Power	0.80	0.80	0.80	0.80-0.80
Sample size	100	100	100	100-100
Significance level	0.05	0.05	0.05	0.05-0.05



GENERAL PLAN

Circulation Plan

A diverse circulation system with vehicle, transit, pedestrian and bicycle linkages supports the City. The local system connects with the larger regional system. The operation of the two systems is interdependent. This section of the Element establishes the Circulation Plan. The Plan summarizes the approach to ensure safe and convenient operation of the circulation system and identifies improvements required to accommodate traffic from planned development.

Vehicle transportation is presently the primary mode of travel. An Arterial Highway Plan is established with hierarchical roadway designations, physical design standards for the roadway designations, and service standards. The Arterial Highway Plan includes regional arterials and anticipated regional traffic levels. The use of alternative modes of transportation is promoted to reduce dependency on automobiles.



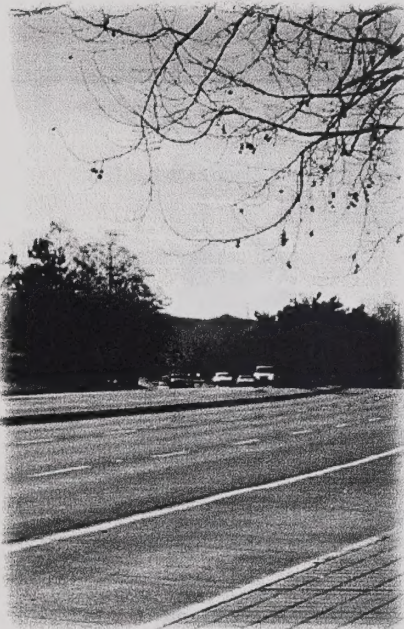
The Plan is based on the issues, goals, and policies identified in the previous section. The Circulation Element Implementation Program, which is part of the General Plan Implementation Program contained in Appendix A, is an extension of the Circulation Plan and contains specific programs to coordinate planned development with vehicular and non-vehicular circulation improvements.

Local Circulation System

The arterial roadway system in Rancho Santa Margarita is defined using a hierarchical classification system. Roadway functional classifications are differentiated by size, function, and capacity. The arterial roadway functional classification system is derived directly from the County Master Plan of Arterial Highways, since all City arterials were developed using County standards. The dimensions and characteristics of local streets are determined in large part by circulation systems contained in the community plans for each of the various Planned Communities within the City.

There are four basic categories within the functional classification hierarchy in Rancho Santa Margarita, ranging from a six-lane divided roadway with the highest capacity, to a two-lane undivided roadway with the lowest capacity. The categories are briefly summarized below:

Major Arterial: Typically constructed within a right-of-way of 120 feet, with a curb-to-curb pavement width of 102 feet, this roadway has a maximum capacity of 56,300 average daily trips and a peak hour capacity of 5,630 trips. Major Arterials carry a large volume of regional traffic not handled by the freeway and tollway system. They are typically six-lane, divided roadways.



Primary Arterial: Typically constructed within a right-of-way of 100 feet, with a curb-to-curb pavement width of 84 feet, this roadway has a maximum capacity of 37,500 average daily trips and a peak hour capacity of 3,750 trips. A Primary Arterial's function is similar to that of a Major Arterial. The principal difference is capacity. Primary Arterials are typically four-lane, divided roadways.

Secondary Arterial: Typically constructed within a right-of-way of 80 feet with a curb-to-curb pavement width of 64 feet, these roadways serve as collectors, distributing traffic between local streets and four- to six-lane divided arterials. The maximum capacity of this roadway is 25,000 average daily trips and 2,500 peak hour trips. Although some Secondary Arterials serve as through routes, most provide more direct access to surrounding land uses than Major or Primary Arterials.

Collector Roadway: A collector roadway is a two-to-four lane, unrestricted access roadway with capacity ranging from 12,500 average daily trips for two-lane undivided to 25,000 average daily trips for four-lane roads. (Peak hour capacities of 1,250 and 2,500, respectively.) By strict definition, a collector facility is not an arterial highway. It differs from a local street in its ability to handle through traffic movements between arterials. Collector roadways are generally not included in the Circulation Element unless special circumstances require inclusion for system continuity.

Figures C-1 and C-2 show schematic cross sections of each category of arterial and collector roadway. These sections represent desirable standards, but variation in right-of-way width and specific road improvements will occur in certain cases due to physical constraints and/or right-of-way limitations.

There are two main categories within the functional classification hierarchy in United States highways, ranging from a two-lane divided roadway with the highest capacity, to a two-lane undivided roadway with the lowest capacity. The categories are binary and sequential below.

Figure 1: Roadway Functional Classification Typically, a roadway within a right-of-way of 100 feet with a two-lane divided roadway with an average daily traffic of 100 and a two-lane undivided roadway with an average daily traffic of 100 is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. They are typically not used for divided roadways.

Figure 2: Roadway Functional Classification Typically, a roadway within a right-of-way of 100 feet with a two-lane divided roadway with an average daily traffic of 100 and a two-lane undivided roadway with an average daily traffic of 100 is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. They are typically not used for divided roadways.

Figure 3: Roadway Functional Classification Typically, a roadway within a right-of-way of 100 feet with a two-lane divided roadway with an average daily traffic of 100 and a two-lane undivided roadway with an average daily traffic of 100 is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. They are typically not used for divided roadways.

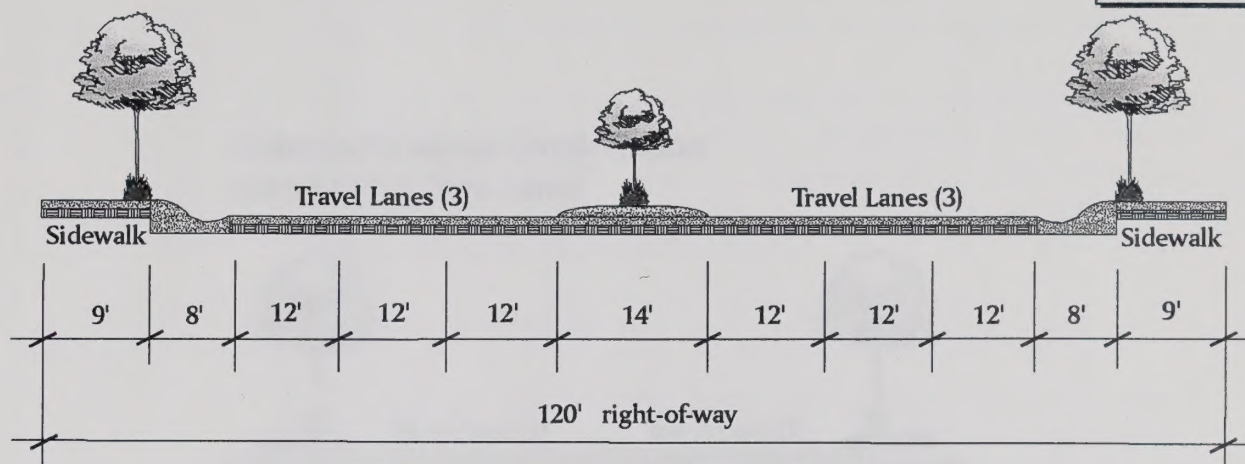


Figure 4: Roadway Functional Classification A roadway within a right-of-way of 100 feet with a two-lane divided roadway with an average daily traffic of 100 and a two-lane undivided roadway with an average daily traffic of 100 is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. They are typically not used for divided roadways.

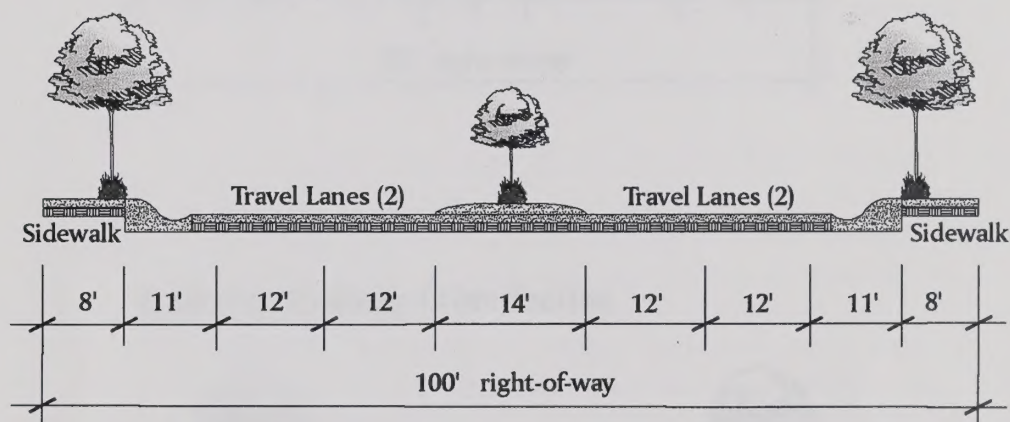
Figure 5: Roadway Functional Classification A roadway within a right-of-way of 100 feet with a two-lane divided roadway with an average daily traffic of 100 and a two-lane undivided roadway with an average daily traffic of 100 is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. A two-lane undivided roadway with a large volume of traffic is classified as a two-lane divided roadway. They are typically not used for divided roadways.



Major Arterial Cross-Section



Primary Arterial Cross-Section



Secondary Arterial Cross-Section

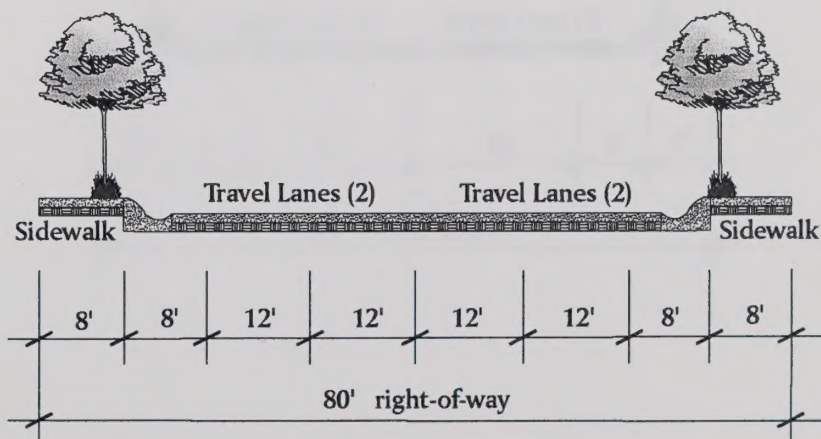


Figure C-1

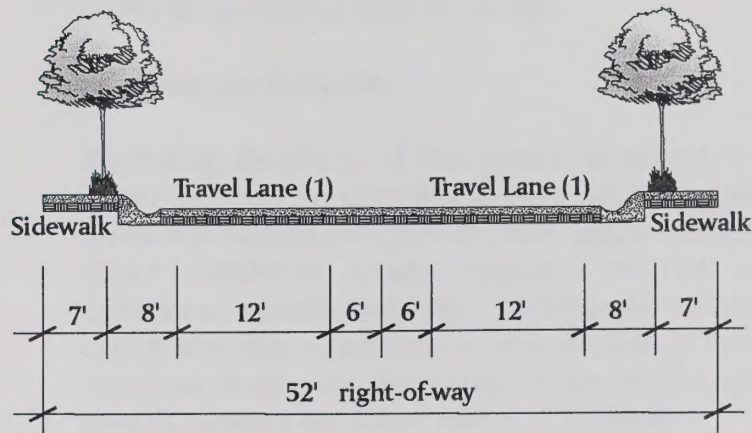
Typical Arterial Roadway Cross-Sections

Source: Urban Crossroads.



Figure C-1
Typical Arterial Roadway Cross-Sections

Collector Roadway Cross-Section (with Median Turn Lane)



Collector Roadway Cross-Section

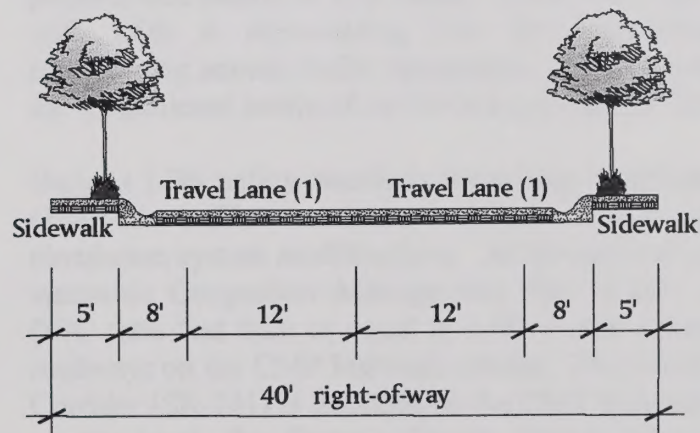


Figure C-2
**Typical Collector
Roadway Cross-Sections**

Source: Urban Crossroads.

In particular, the median width of Major and Primary Arterials will vary according to the area being served, right-of-way constraints and turn lane requirements. Any of the arterial classifications may deviate from the standards where physical constraints exist or where preservation of community character dictates special treatment.

Bikeways and sidewalks also affect the specific standards applied to various facilities. Another design consideration is the need to comply with MPAH capacity requirements. The overriding circulation goal is that all roadways carry the designed volumes of traffic at the desired level of service.

Performance Criteria

Evaluating the ability of the circulation system to serve the desired future land uses requires establishing suitable "performance criteria." These are the means by which future traffic volumes are compared to future circulation system capacity, and the adequacy of that circulation system assessed. Performance criteria have a policy component that establishes a desired level of service (LOS) and a technical component that specifies how traffic forecast data can be used to measure the achievement of the criteria.

The technical evaluation of the Rancho Santa Margarita roadway system was conducted with volume-to-capacity (V/C) ratios. V/C ratios are calculated based on existing or future average daily traffic (ADT) volumes and daily capacity values for the various types of arterials. A level of service scale is used to evaluate roadway performance based on V/C ratios. The levels range from "A" to "F" with LOS A representing free flow conditions and LOS F representing severe traffic congestion. Descriptions of traffic flow for the different levels of service are provided in Table C-2.

Various LOS policy standards have been established for evaluating observed traffic conditions, future development plans, and circulation system modifications. At the regional planning level, the statewide Congestion Management Plan (CMP) specifies LOS E (V/C ratio less than or equal to 1.00) as the operating standard for roadways on the CMP highway system. The Foothill Transportation Corridor (SR-241) is included on the CMP highway network. At the county level, the Orange County Growth Management Program (GMP) has established LOS D (V/C ratio less than or equal to 0.90) as the lowest acceptable level of service.

For the Rancho Santa Margarita General Plan, level of service is calculated from average daily traffic (ADT) volumes, consistent with

In addition, the median salary for high school graduates with very good grades is the same as for high school graduates with good grades. This is an interesting finding because it suggests that the difference in earnings between high school graduates with very good grades and high school graduates with good grades is not statistically significant.

However, the median salary for high school graduates with very good grades is higher than the median salary for high school graduates with good grades. This is an interesting finding because it suggests that the difference in earnings between high school graduates with very good grades and high school graduates with good grades is statistically significant.

References

Becker, G. (1964). An economic analysis of the family. *Journal of Political Economy*, 72(2), 31-47. This article discusses the economic behavior of the family, including the decision to have children and the allocation of labor between household production and market production. Becker argues that the family is a production unit that produces a composite good, which is then allocated among its members.

Becker, G., & Barro, R. (1990). A reformulation of the economic theory of fertility. *Journal of Political Economy*, 98(5), S12-S25. This article discusses the economic theory of fertility, which is the decision to have children. Becker and Barro argue that the decision to have children is based on the expected benefits and costs of having children. The benefits of having children include the utility derived from the children's consumption and the utility derived from the children's labor. The costs of having children include the cost of raising the children and the cost of the children's labor.

Becker, G., & Barro, R. (1994). A reformulation of the economic theory of fertility. *Journal of Political Economy*, 102(5), S12-S25. This article discusses the economic theory of fertility, which is the decision to have children. Becker and Barro argue that the decision to have children is based on the expected benefits and costs of having children. The benefits of having children include the utility derived from the children's consumption and the utility derived from the children's labor. The costs of having children include the cost of raising the children and the cost of the children's labor.

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**Table C-2.
Level of Service Definition**

Signalized Intersections			
Level of Service	Vehicle Delay (seconds/vehicle)	Volume to Capacity Ratio	Description
A	≤ 5.00	0.00-0.60	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.
B	5.1-15.0	0.61-0.70	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers feel somewhat restricted within platoons of vehicles.
C	15.1-25.0	0.71-0.80	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	25.1-40.0	0.81-0.90	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	40.1-60.0	0.91-1.00	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	≥ 60.0	N/A	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.
Unsignalized Intersections			
Level of Service	Vehicle Delay (seconds/vehicle)	Description	
A	≤ 5	Little or no delay.	
B	> 5 and ≤ 10	Short traffic delay.	
C	> 10 and ≤ 20	Average traffic delays.	
D	> 20 and ≤ 30	Long traffic delays.	
E	> 30 and ≤ 45	Very long traffic delays.	
F	> 45	Extreme delays potentially affecting other traffic movements in the intersection.	

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington DC 1994.

**Table C-3.
Circulation System Performance Criteria**

Arterial Highway System Performance Standards

Level of Service C – Collectors

Level of Service D – Major, Primary, and Secondary Arterials

Level of Service E – CMP Highways

Peak Hour Intersection Performance Policy for Future Development Projects

Level of Service D – All signalized intersections

Levels of Service to be determined based on average daily traffic (ADT) volume-to-capacity (V/C) ratios. Level of service ranges for ADT V/C ratios are listed for signalized intersections in Table C-2 above.

Source: Urban Crossroads, 2002.

long-range planning of this type. This is in contrast to CMP and GMP analyses which use short-range time frames and focus on peak hour volumes at intersections. The performance criteria for evaluating volumes and capacities of the Rancho Santa Margarita roadway system are summarized in Table C-3. As shown in the table, and consistent with the County GMP, the City has selected LOS D as the performance standard for arterial roadways and LOS C as the performance standard for collectors. In addition, the City has established a performance standard for future development of LOS D at all signalized intersections.

These City level of service standards will be used to evaluate City roadways that are not included on the CMP highway network. The LOS D standard for Major, Primary, and Secondary Arterials is consistent with the County GMP standard and applies to heavily traveled roadways with regional traffic. Regional roadways have a mix of daily traffic with a high proportion of vehicles passing through the City.

The daily capacity values in table C-4 are for calculating roadway V/C ratios. Due to the generalized nature of ADT capacities, the values are typically viewed as general rather than absolute guides for estimating levels of service and sizing the future roadway system. A more detailed intersection evaluation (using peak hour data) will be carried out for individual projects, as mandated by the County GMP and City growth management policies.

Table C-4.
ADT Capacities by Roadway Type

Type of Arterial	ADT Capacity (Vehicles per Day)				
	LOS A	LOS B	LOS C	LOS D	LOS E
Major Arterial	45,000	39,400	45,000	50,600	56,300
Primary Arterial	33,900	26,300	30,000	33,800	37,500
Secondary Arterial	22,500	17,500	20,000	22,500	25,000
Collector Roadway (4-lane undivided)	15,000	13,200	15,000	17,000	18,800
Collector Roadway (2-lane undivided)	11,300	8,800	10,000	11,300	12,500

Source: City of Rancho Santa Margarita, 2002

The operation of major roadways will be monitored. As the V/C ratio exceeds the LOS standards, roadway capacity will be expanded by restricting on-street parking, improving signal timing, widening intersections, and adding through and turn lanes. Where the City determines that proposed development projects will cause LOS standards to be exceeded, appropriate mitigation can be required to improve roadways to meet LOS standards.

Development proposals and amendments within Planned Communities will be reviewed for consistency with transportation infrastructure and fee requirements established in approved development plans and agreements.

Relationship to Land Use

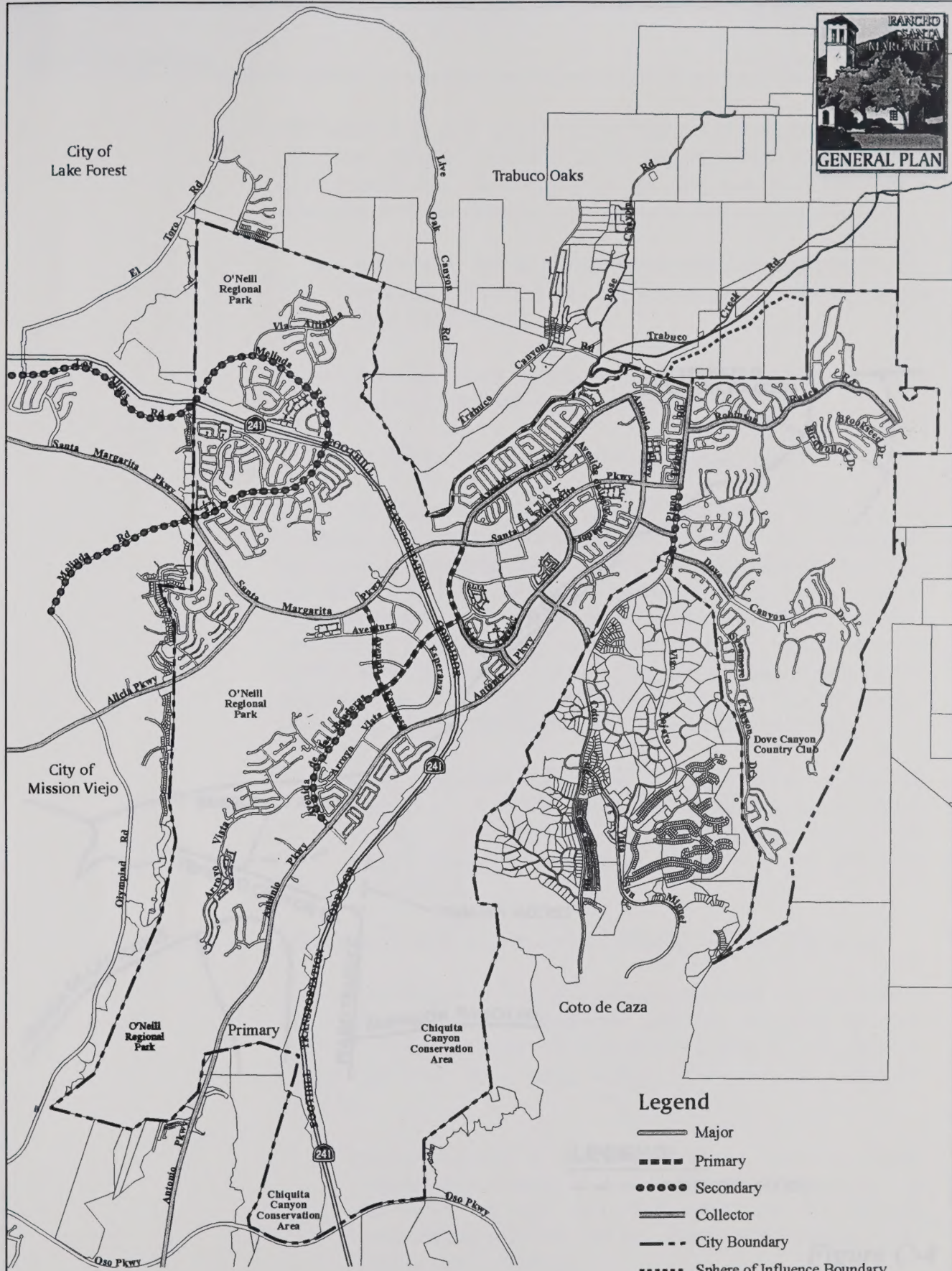
Future traffic volumes and highway capacity needs are directly related to future land use. Existing daily trip generation for the planning area is around 222,800 vehicle trips per day. Buildout of remaining vacant lots within the City and addition of the Northeast Future Planned Community area will generate approximately 257,300 average daily trips, an increase of 15 percent. The proposed Arterial Highway Plan presented in the next section is designed to accommodate current and anticipated regional traffic levels, as well as traffic from this planned development.

General Plan Circulation System

The circulation goals and policies emphasize the need for a circulation system capable of serving existing and future traffic, and successfully integrating that system with a regional circulation network. The location, design and constituent modes of the circulation system have major impacts on air quality, noise, community appearance and other environmental resources. The Rancho Santa Margarita Arterial Highway Plan depicted in Figure C-3 delineates the planned circulation system. The plan accommodates anticipated traffic levels and the hierarchical roadway system is implemented to avoid community impacts.



The recommended roadway system for the Northeast Future Planned Community is shown on Figure C-4. Access from the northeast area to the rest of Rancho Santa Margarita is provided at the intersection of Plano Trabuco Road and Trabuco Canyon Road. Emergency access may be provided at the west end of the Future Planned Community area to Trabuco Canyon Road, or alternately at the northeast end of the area to Trabuco Creek Road. Based upon regional models and ITE Trip Generation rates, the Future Planned Community is expected to generate approximately 5,700 daily trips.



Sources: Orange County Land Base, 2001;
Urban Crossroads, 2001; Cotton/Bridges/Associates, 2001

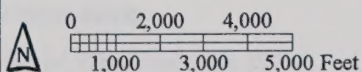
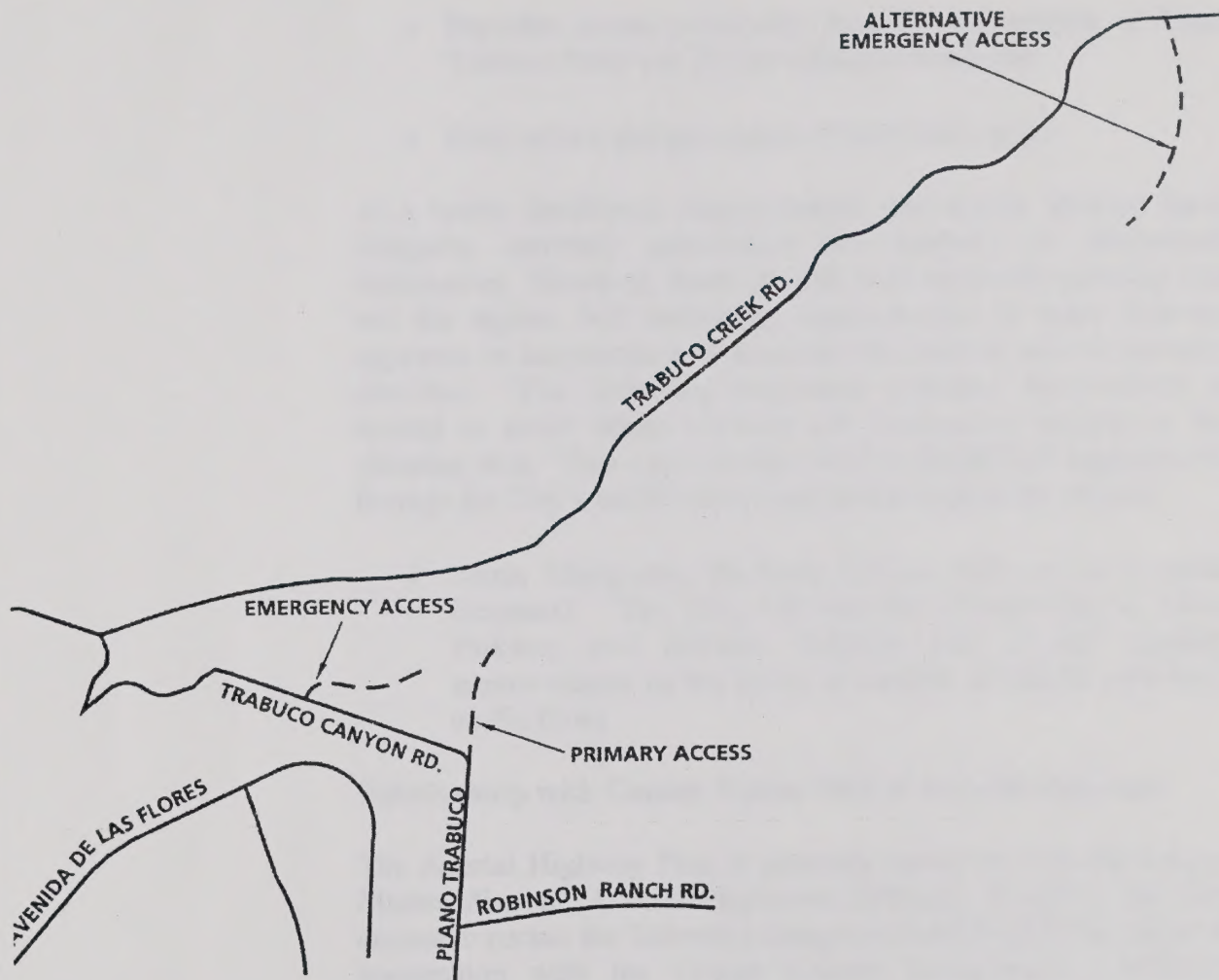


Figure C-3
Arterial Highway Plan



LEGEND:

--- = POTENTIAL ACCESS

Figure C-4
Northeast Area
Future Planned Community
Conceptual Roadway Access

Not to Scale

Source: Urban Crossroads, 2001.

The circulation plan presented on Figure C-4 consists entirely of local and collector roadways and is for conceptual purposes only. Future circulation development within this area shall not require amendment of this General Plan so long as proposed development:

- ◆ Adheres to the land use distribution requirements for the Northeast Future Planned Community, as detailed in the Land Use Element,
- ◆ Provides access principally from the intersection of Plano Trabuco Road and Trabuco Canyon Road, and
- ◆ Does not exceed generation of 5,700 daily trips.

As a newly developed, master-planned community, Rancho Santa Margarita currently experiences few roadway or intersection deficiencies. However, future growth, both within the planning area and the region, will necessitate improvements to many roadway segments or intersections to maintain the level of service currently provided. The following long-range roadway improvement is needed to avoid future roadway and intersection impacts in the planning area. This improvement will be funded and implemented through the City's traffic capital improvement program process.

- ◆ **Santa Margarita Parkway** (Alicia Parkway to Avenida Empresa). The City will monitor intersections at Alicia Parkway and Avenida Empresa and provide capacity improvements in the future as needed to handle peak hour traffic flows.

Relationship with County Master Plan of Arterial Highways

The Arterial Highway Plan is generally consistent with the County Master Plan of Arterial Highways (MPAH); however, the City desires to pursue the following changes to the MPAH in the future in cooperation with the Orange County Transportation Authority (OCTA):

- ◆ **Reclassification of Avenida Empresa from a Major Arterial to a Primary Arterial.** This modification will aid distribution of trips from that area onto the regional transportation network, and is a better interpretation of the function of this roadway.
- ◆ **Addition of Collector Roadways.** Segments of Avenida de las Flores, Alma Aldea, La Promesa, Bienvenidos, Plano

Trabuco, and Robinson Ranch Road will be considered for designation as collectors on the MPAH. However, this is an option and not a requirement for MPAH consistency.

The City acknowledges that this component of the General Plan cannot become effective until the proposed modification to the MPAH is approved by OCTA.

Truck Traffic

Rancho Santa Margarita experiences moderate amounts of truck traffic generated by commercial and light industrial uses. Truck traffic will increase in future years to support new businesses. Noise impacts and congestion can be caused by truck traffic in urban areas. To avoid such impacts on a case-by-case basis, streets can be evaluated in the future for implementation of weight restrictions should problems occur. Given the current roadway system, such problems are not anticipated.

Neighborhood Traffic Safety

One of the major components of the Circulation Plan is the importance of non-vehicular modes of transportation. To increase the number of people using non-automobile means of transportation, an existing and safe transportation network has to be in place. This network should include crosswalks, grade separations (bridges), and walkways that ensure the safety of pedestrians and bicyclists. Where appropriate, traffic calming devices should be considered to reduce speeds on neighborhood streets. Special traffic problems caused by schools, businesses with drive-through access, and land uses that generate high traffic volumes at specific times will be studied and solutions developed to reduce the impact of increased traffic on neighborhoods.



The City will continue to work with homeowner associations to ensure that sufficient improvements are in place to serve the needs of pedestrians and bicyclists, to investigate the potential for traffic calming devices in neighborhoods, and to assess and mitigate the impacts of special traffic problems.

Regional Circulation System

The southland has experienced rapid urban growth within the last two decades. The success of existing and future development is in part dependent on the availability of an effective regional transportation system. The system must link localities with outside commerce centers and regional transportation hubs. In addition, the regional circulation system must meet the needs of local residents. Rancho Santa Margarita is well connected with the regional system. The Foothill Transportation Corridor (SR-241) bisects the planning area and provides connections with other freeways in Orange, Riverside, and Los Angeles Counties, and beyond. Once completed, this tollway will connect Rancho Santa Margarita with San Clemente to the south, providing direct access to San Diego County.

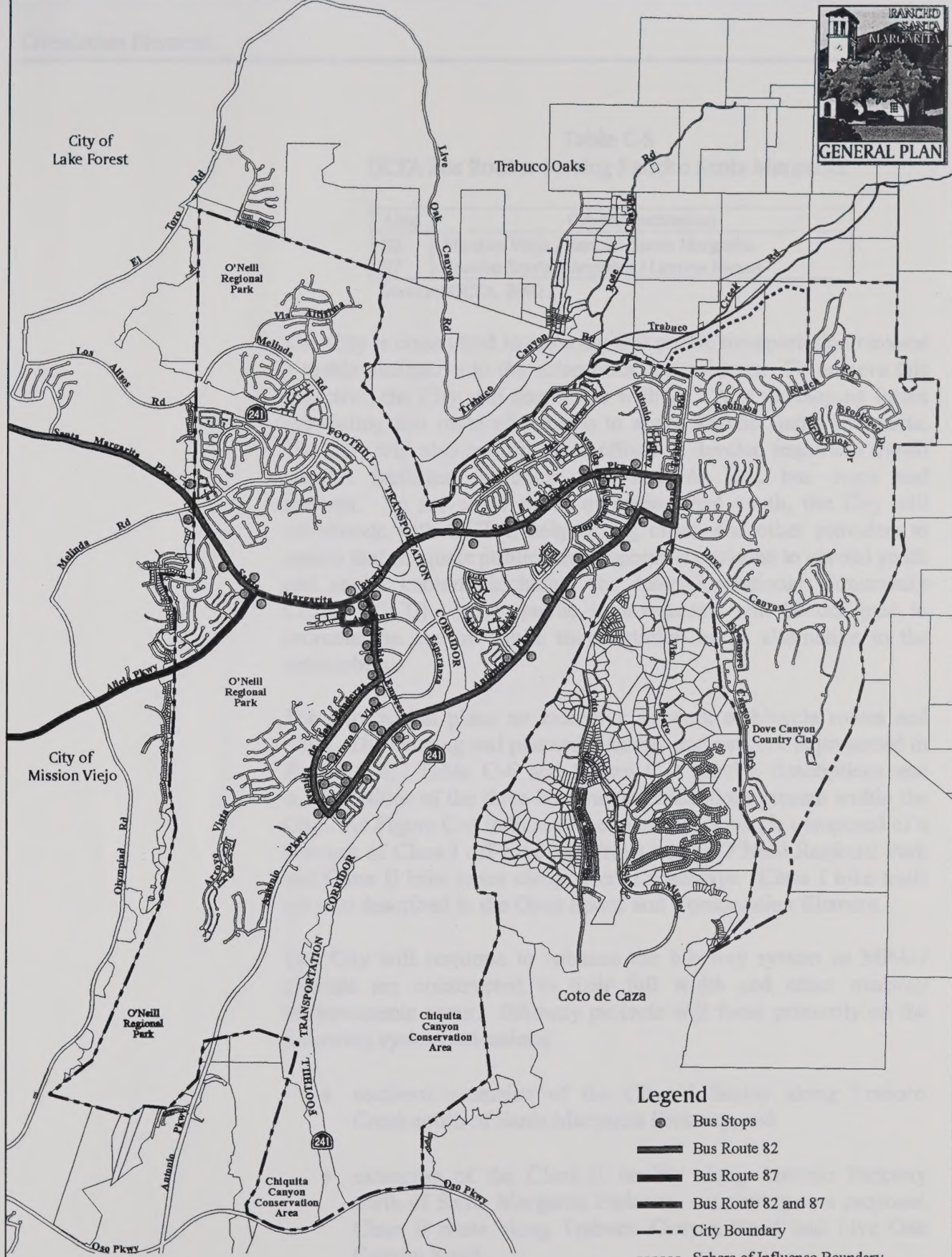
Ensuring adequate circulation for residents and businesses will require coordination with regional and state transportation planning efforts, as well as with adjacent jurisdictions. Development projects outside the City, including reuse of MCAS El Toro and development of Rancho Mission Viejo and Ladera Ranch, will be monitored to ensure that they do not adversely impact circulation in Rancho Santa Margarita. In addition, the City will monitor efforts to develop additional regional freeways/tollways and oppose any proposed project that creates unacceptable negative impacts on City circulation.

Public Transportation and Trails Network

One of the key components of the Circulation Plan is to promote the use of alternative modes such as transit, bicycling and walking. Increasing the use of alternative transportation modes will produce a number of community benefits, including reduced traffic, less need for costly roadway improvement projects and improved air quality. Facilities for biking and walking provide recreational opportunities as well.

Public bus service is provided by OCTA. An established network of bus routes provides access to employment centers, shopping and recreational areas within the City. OCTA periodically updates a county-wide Bus Service Implementation Program (BSIP) which includes changes to service levels and route configurations. Current routes serving Rancho Santa Margarita are shown on Figure C-5 and Table C-5 summarizes the approximate origin and destination for each route.





- Legend**
- Bus Stops
 - Bus Route 82
 - Bus Route 87
 - Bus Route 82 and 87
 - - - City Boundary
 - Sphere of Influence Boundary
 - Future Planned Community Boundary

Sources: Orange County Land Base, 2001;
Urban Crossroads, 2001; Cotton/Bridges/Associates, 2001

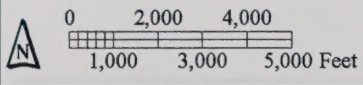


Figure C-5
OCTA Transit Routes

Table C-5
OCTA Bus Routes Serving Rancho Santa Margarita

Line	Origin/Destination
82	Mission Viejo / Rancho Santa Margarita
87	Rancho Santa Margarita / Laguna Niguel

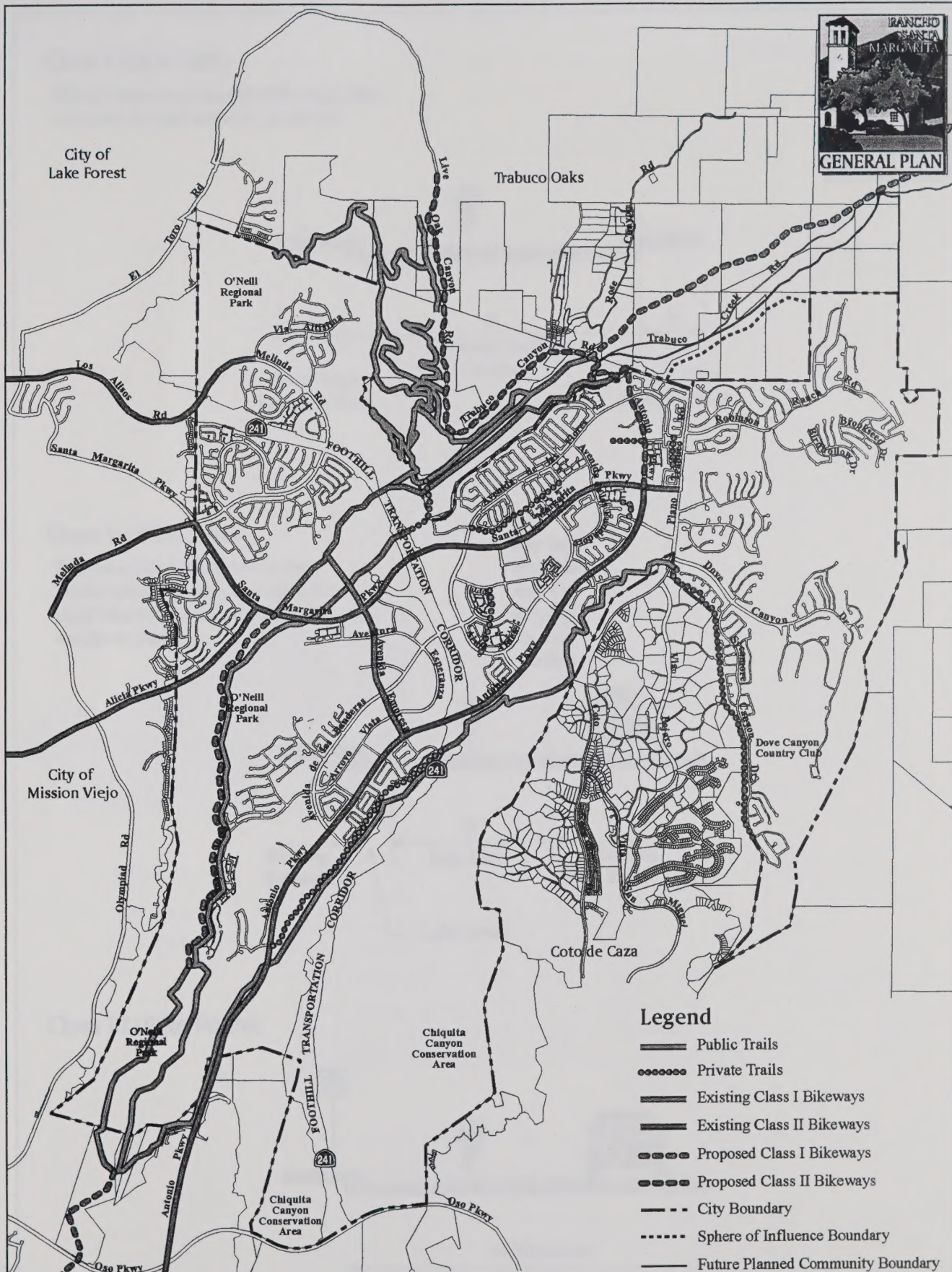
Source: OCTA, 2002.

The City is committed to ensuring that public transportation remains a viable alternative to the automobile for residents. To achieve this objective, the City will coordinate with OCTA in developing future scheduling and route alignments to serve Rancho Santa Margarita. The City will also participate in efforts to develop important transit support facilities, including park-and-ride lots, bus stops and shelters. To serve the needs of seniors and youth, the City will collaborate with OCTA, neighboring cities, and other providers to ensure that adequate public transit access is provided to pivotal youth and senior centers, including the Inter-Generational Community Center (IGCC). Also, public improvements will be designed to promote the use of public transportation as an alternative to the automobile.

The City has in place an extensive network of bicycle routes and trails. The existing and planned bikeway and network is presented in Figure C-6. Table C-6 and Figure C-7 provide descriptions and cross-sections of the three bikeway classifications present within the City. As Figure C-6 indicates, the bikeway system is composed of a network of Class I off-road bike trails within O'Neill Regional Park and Class II bike lanes along arterial roadways. Class I bike trails are also described in the Open Space and Conservation Element.

The City will continue to enhance the bikeway system as MPAH arterials are constructed to their full width and other roadway improvements occur. Bikeway projects will focus primarily on the following system extensions:

- ◆ southern extension of the Class I facility along Trabuco Creek south of Santa Margarita Parkway, and
- ◆ extension of the Class II facility along Antonio Parkway north of Santa Margarita Parkway, connecting to a proposed Class II route along Trabuco Canyon Road and Live Oak Canyon Road.



Sources: Orange County Land Base, 2001;
Urban Crossroads, 2001; Cotton/Bridges/Associates, 2001

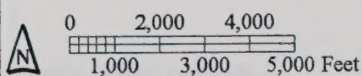
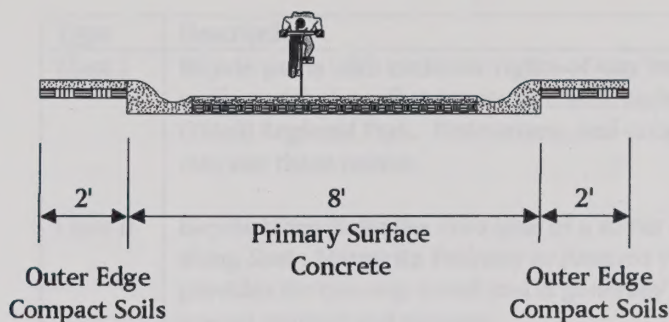


Figure C-6
Bicycle and
Pedestrian Facilities



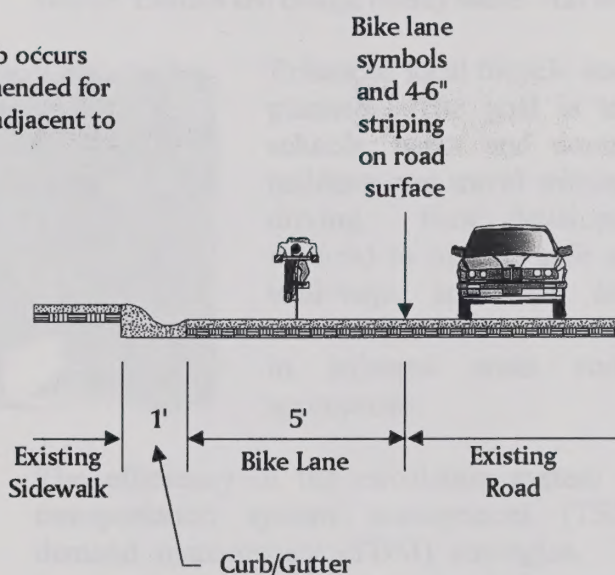
Class I (Bike Path)

- Wider lanes recommended for high bike volumes or high levels of mixed use



Class II (Bike Lane)

- 5' total width where curb occurs
- Wider bike lane recommended for high bike volumes or if adjacent to on-street parking



Class III (Bike Route)

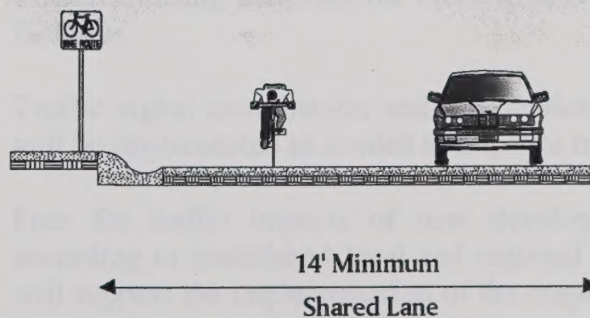


Figure C-7

Typical Bikeway Cross Sections

Source: Urban Crossroads.

Class 1 (High Speed)
 - This class is recommended for high speed
 - vehicles on light to medium duty



Class 2 (High Speed)
 - This class is recommended for high speed
 - vehicles on light to medium duty
 - This class is recommended for high speed
 - vehicles on light to medium duty



Class 3 (High Speed)

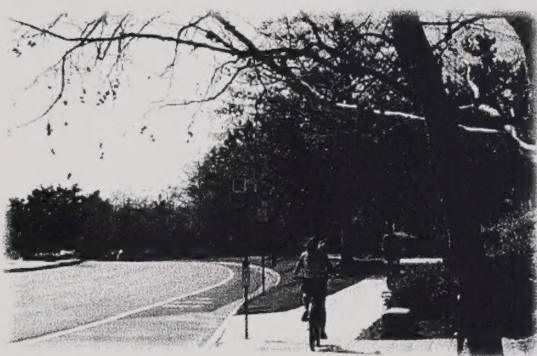


Figure C-7
 Typical Highway Cross Sections

**Table C-6
Bikeway Classification Descriptions**

Type	Description
Class I	Bicycle paths with exclusive rights-of-way intended to serve cyclists with the safest means of travel, such as the route through O'Neill Regional Park. Pedestrians, and occasionally, equestrians also use these routes.
Class II	Bicycle lanes along the curb lane of a street or highway, such as along Santa Margarita Parkway or Antonio Parkway. The path provides for one-way travel and is generally delineated with special striping and signage.
Class III	Bike routes for shared use with pedestrian or motor vehicle traffic. Signs are posted which indicate that the road also serves as a bike route, although no special striping is provided for cyclists.

Source: Caltrans and Orange County Master Plan of Bikeways, 2001.



Enhanced local bicycle and pedestrian linkages are planned. The goal is to link residential areas, schools, parks and commercial centers so that residents can travel within the community without driving. New development projects will be required to include safe and attractive sidewalks, walkways, and bike lanes, and homeowners associations will be encouraged to construct links to adjacent areas and communities where appropriate.

Transportation System and Demand Management

The efficiency of the circulation system will be improved with transportation system management (TSM) and transportation demand management (TDM) strategies. TSM involves physical improvements to the circulation infrastructure to expand capacity and increase traffic flow, while TDM involves reducing the demand for vehicular transportation. In addition to enhancing the operation of the circulation system, TSM and TDM strategies provide relief from increasing demands for more improvements to transportation facilities.

Traffic signal coordination and intersection capacity improvements will be implemented as needed to improve traffic flow.

Fees for traffic impacts of new development will be collected according to established local and regional fee programs. The City will support the implementation of the employer TDM provisions of the South Coast Air Quality Management District Air Quality Management Plan and participate in regional efforts to implement

TDM requirements. Programs to increase transit ridership and use of non-vehicular transportation such as walking and bicycling will be pursued.

Transportation Financing

Implementing circulation improvements to accommodate planned growth will require financing. Funding for transportation improvements is available from several local, state, and federal sources. The City will identify available funding sources and establish a Development Mitigation Program, Comprehensive Phasing Program, Performance Monitoring Program and Capital Improvement Program to guide construction and funding of transportation system improvements.

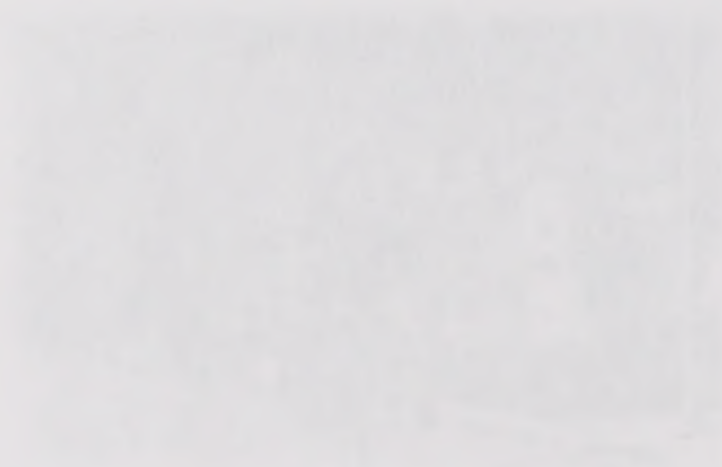
The standards and programs required to qualify for revenue from the Congestion Management Plan and Measure M will be applied in the planning area. Circulation improvements to accommodate new development projects will be constructed and/or funded by project proponents. Fees will be collected for traffic impacts of new development in accordance with established fee programs.



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Abstract

HOUSING ELEMENT



GENERAL PLAN

Housing Element



GENERAL PLAN

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GENERAL PLAN

Introduction

The Housing Element is a guide for housing within Rancho Santa Margarita. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. The Element provides a strategy to address housing needs and identifies a series of specific housing programs to meet community needs. A detailed Housing Needs Assessment was prepared and serves as the technical background document to the Housing Element. The Technical Appendix is included as a part of the General Plan, with key points from the appendix synthesized in the Introduction of the Element.

Purpose of the Housing Element

The Housing Element is an official municipal response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be made a part of the planning process. It provides Rancho Santa Margarita with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2000-2005 five-year update cycle for cities in the Southern California Association of Governments (SCAG). It identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.



Scope and Content of the Housing Element

The Rancho Santa Margarita Housing Element is comprised of the following sections: 1) Introduction; 2) Goals and Policies; 3) Housing Plan; and 4) Technical Appendix. The City's existing and projected housing needs are evaluated in the Technical Appendix and summarized in the Housing Plan section of the Element. The Element draws on the identified needs to define housing goals and policies, and specific implementing programs.

The State Legislature recognizes the role of local general plans and particularly the Housing Element in implementing Statewide housing goals to provide decent and adequate housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The State Department of Housing and Community Development (HCD) also sets forth specific requirements regarding the scope and content of housing elements prepared by cities and counties.

Housing Context

Ensuring the availability and maintenance of adequate housing for all social and economic segments of Rancho Santa Margarita's present and future population is a primary goal of the Housing Element. This section of the Housing Element provides a summary of the community's housing needs to provide a context for the proposed programs in the *Housing Plan* section of this Element.

Methodology And Data Collection

Recently incorporated, Rancho Santa Margarita has grown very rapidly over the last ten years. With the rapid growth, the housing stock and population have changed dramatically since the 1990 Census. The Technical Appendix uses 2000 Census data to assess the current housing stock and population characteristics in the City.

Summary of Housing Need

The following section summarizes key housing needs as identified through the needs assessment process. Appendix C of the General Plan contains the comprehensive needs assessment from which this summary is drawn. The summary of needs is organized into four areas: housing availability; housing affordability; housing adequacy; and special needs households.

Housing Availability

The 2000 Census reported that Rancho Santa Margarita contained 16,515 housing units. As shown in Figure H-1, the majority (54 percent) of the housing stock in the City in 2000 was single-family detached units, with single-family attached units comprising 24 percent of the housing stock, and multi-family units accounting for 22 percent. As a comparison, single-family detached and attached units also comprised the majority (64 percent) of the units in the County in 2000. There are no mobile homes in Rancho Santa Margarita.

The State Legislature recognizes the role of local government and particularly the Housing Element in implementing housing programs to provide decent and adequate housing for its citizens. Furthermore, the Legislature stresses the importance of the Housing Element in providing housing for all citizens.

The State Department of Housing and Community Development (DHCD) also has both specific programs regarding the state and federal housing elements program as follows:

During the availability and maintenance of adequate housing for all racial and economic segments of society, the Department's general and basic objective is a primary goal of the Housing Element. The purpose of the Housing Element is to ensure a minimum of the community's housing needs to provide a standard for the proposed program in the Housing Element of the Element.

Statewide and Local Initiatives

During the past several years, the Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs.

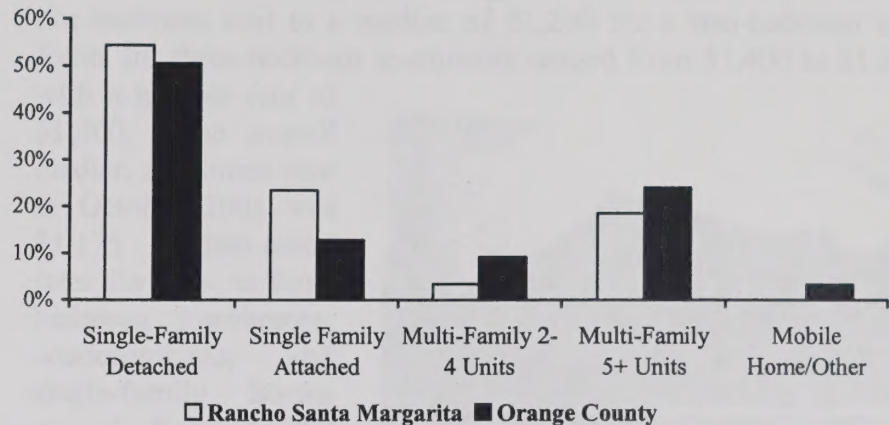
Programs of Housing Programs

The following are the programs of the Department. The Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs.

Statewide Initiatives

The State Department of Housing and Community Development (DHCD) has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs. In the past, the Department has been very active in the state and local housing programs.

Figure H-1
2000 Housing Stock: RSM and Orange County



Source: 2000 Census

Residential growth during the 1990s was tremendous, with approximately 10,000 housing units developed in Rancho Santa Margarita between 1990 and 2000. Despite such growth, residential vacancies are limited. The 2000 Census reports a 0.5 percent homeowner vacancy rate and a 3.0 percent rental vacancy rate within the City, for an overall vacancy rate of 1.6 percent.

Housing Affordability

Homeownership Market: With the high housing demand in Orange County, Rancho Santa Margarita has a healthy housing resale market. Between August 2000 and August 2001, there were 857 single-family units and 976 condominiums sold. The median price of a single-family home during this same period was reported at about \$359,000; the median price of a condominium was about \$168,000.

Given these median prices, only upper income households can afford the cost of a single-family home in the City. Moderate income households can generally afford all levels of condominiums. While low and very low income households may be able to afford smaller condominiums and townhomes¹, downpayment and closing costs may present an obstacle to homeownership.

¹ Between August 2000 and August 2001, DataQuick reported 40 condominium sales below the price of \$107,000 and 233 condominium sales below the price of \$156,900. Very Low Income maximum affordable home price in 2001 was \$107,929; Low Income maximum affordable housing price was \$156,946.

Figure 14-1: Comparison of the 1990 and 2000 Census data. The figure shows the percentage of the population in each of the five categories of marital status for the 1990 and 2000 Census. The categories are: Married, Divorced, Widowed, Separated, and Never Married. The Y-axis represents the percentage of the population, ranging from 0 to 50. The X-axis represents the marital status categories. The data is presented in a bar chart format, with the 1990 Census data in dark gray and the 2000 Census data in light gray.

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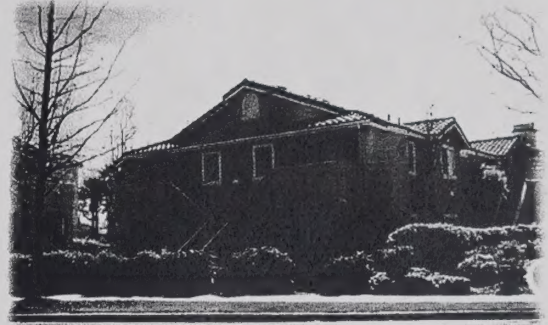
Figure 14-1

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Figure 14-1: Comparison of the 1990 and 2000 Census data.

Rental Market: The rental housing market in Rancho Santa Margarita includes apartments, townhomes, condominiums, and single-family homes. Most of the apartment rental stock consists of one- and two-bedroom units renting from a median rent of \$943 for a one-bedroom unit to a median of \$1,200 for a two-bedroom unit. Rents for three-bedroom apartments ranged from \$1,400 to \$1,800, with a median rent of \$1,600. The overall median apartment rent in October 2001 was \$1,175. Median rental rates for two- to four-bedroom townhomes, condominiums, and single-family homes ranged from \$1,350 for a two-bedroom to \$2,400 for a four-bedroom. The overall median rent for a condominium, single-family home, or townhouse in Rancho Santa Margarita during October 2001 was \$1,575.



In terms of affordability of the City's rental housing, very low income households have very few rental options within their range of affordability (\$921/month) in 2001. Similar to most Orange County cities, very low income households in Rancho Santa Margarita who are unable to secure some form of subsidized housing are faced with: doubling-up to save on housing costs; renting smaller units that may be of inadequate size; and/or overpaying for rent. In contrast, low income households can afford most one-bedroom units and some two-bedroom apartments in the City.

Given the demographic characteristics of Rancho Santa Margarita and the vacancy rates observed within the City, there appear to be adequate housing options available and affordable to low, moderate, and above-moderate households currently residing within the City, or those seeking to reside within the City. There is a shortage of affordable units available to very low income households, and those who are unable to secure some form of housing subsidy are faced with common regional housing problems, as described above.

Overcrowding

An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding results from a lack

of affordable housing and/or a lack of available housing units of adequate size.

In 2000, only 5.4 percent of City households were overcrowded, including 2.6 percent severely overcrowded households. These rates are comparable to other surrounding Cities. In comparison, over 15 percent of County households were overcrowded, including 10 percent severely overcrowded households. Among owner households, 3.4 percent of City households were overcrowded, including 1.1 percent severely overcrowded households. Among renter households, 12.2 percent of City households were overcrowded, including 7.8 percent severely overcrowded households. Comparable rates for the County were 7.8 percent overcrowded owner households including 4.1 percent severely overcrowded, and 28.4 percent overcrowded renter households including 8.9 percent severely overcrowded. Overcrowding is not considered a major housing problem in Rancho Santa Margarita.

Housing Adequacy

The accepted standard for major housing rehabilitation needs is after 30 years. Rancho Santa Margarita has a new housing stock, with a majority (69 percent) of the housing supply built since 1990. A negligible number of housing units was built in Rancho Santa Margarita prior to 1980.

Rehabilitation of the housing supply will not be a major issue in the community for about 15 to 20 years. However, the entire housing stock will age at the same rate. Unless ongoing maintenance is performed, the City may face a significant housing rehabilitation need in the future.

Special Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs.

Elderly: Approximately 3.4 percent of the population in Rancho Santa Margarita in 2000 was 65 years of age or older. This is a small percentage of the population; however, as the City's population ages, the need for supportive senior housing may increase.

Two senior housing complexes are located within the City. The Fountains, located at 30751 El Corazon is a 166-unit senior (55+) complex with 33 affordable units. The Park Terrace assisted living facility, located at 21952 Buena Suerte, provides an additional 181

senior units. Additionally, a 3.1-acre site in Town Center is currently being planned for 62 high density senior housing units.

Disabled: Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and location requirements of disabled persons is limited in supply and often costly to provide.

The 2000 Census indicates that 7.4 percent of Rancho Santa Margarita's and 15 percent of the County's population had some form of work or mobility disability (a health condition that makes it difficult for the person to go outside the home alone). The lower percentage of disabled persons in Rancho Santa Margarita reflects the small percentage of the population that is over 65, an age group that is more likely to suffer disabilities. The 2000 disabled population in Rancho Santa Margarita was 3,549 persons.

Female-Headed Households: Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children particularly tend to have lower incomes, thus limiting housing availability for this group. Approximately 53 percent (8,566) of the households in Rancho Santa Margarita in 2000 had individuals under 18 years of age. Of the households with children under the age of 18 present, 996 (12 percent) were headed by females with no husband present. In comparison, only about 41 percent of households in Orange County had individuals under 18 years of age, with 14 percent headed by females with no husband present.

Large Households: Large households are defined as those with five or more persons. Large households accounted for 10 percent (2,058 of 20,095) of Rancho Santa Margarita households in 2000, only ten of which were described as non-family households. Among City owner households, 15 percent were large households. Among City renter households, 5 percent were large households. The County percentage of large households in 2000 was 13 percent. Among County owner households, 15 percent were large households. Among County renter households, 20 percent were large households. The County percentage of large households in 2000 was 13 percent. During the past ten years the average household size in Rancho Santa Margarita increased from 2.62 persons per household to 2.90 persons per household. This increase, along with an average family size of 3.35 persons per family, is reflective of the continued need for larger housing units to accommodate the increasing number of families with children moving to Rancho Santa Margarita.

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Homeless: According to the Rancho Santa Margarita Police Services division of the Orange County Sheriff's Department, approximately 4-6 homeless individuals reside in or pass through Rancho Santa Margarita per month. Most often these individuals are migrant workers looking for work in the area who use the City's canyons and O'Neill Regional Park for temporary places of rest and sleep.

The City (through participation with the Orange County Housing and Community Development Department) provides funding support to non-profit organizations in the County for the provision of emergency and transitional housing and other community service programs to assist homeless persons and those at-risk of becoming homeless.

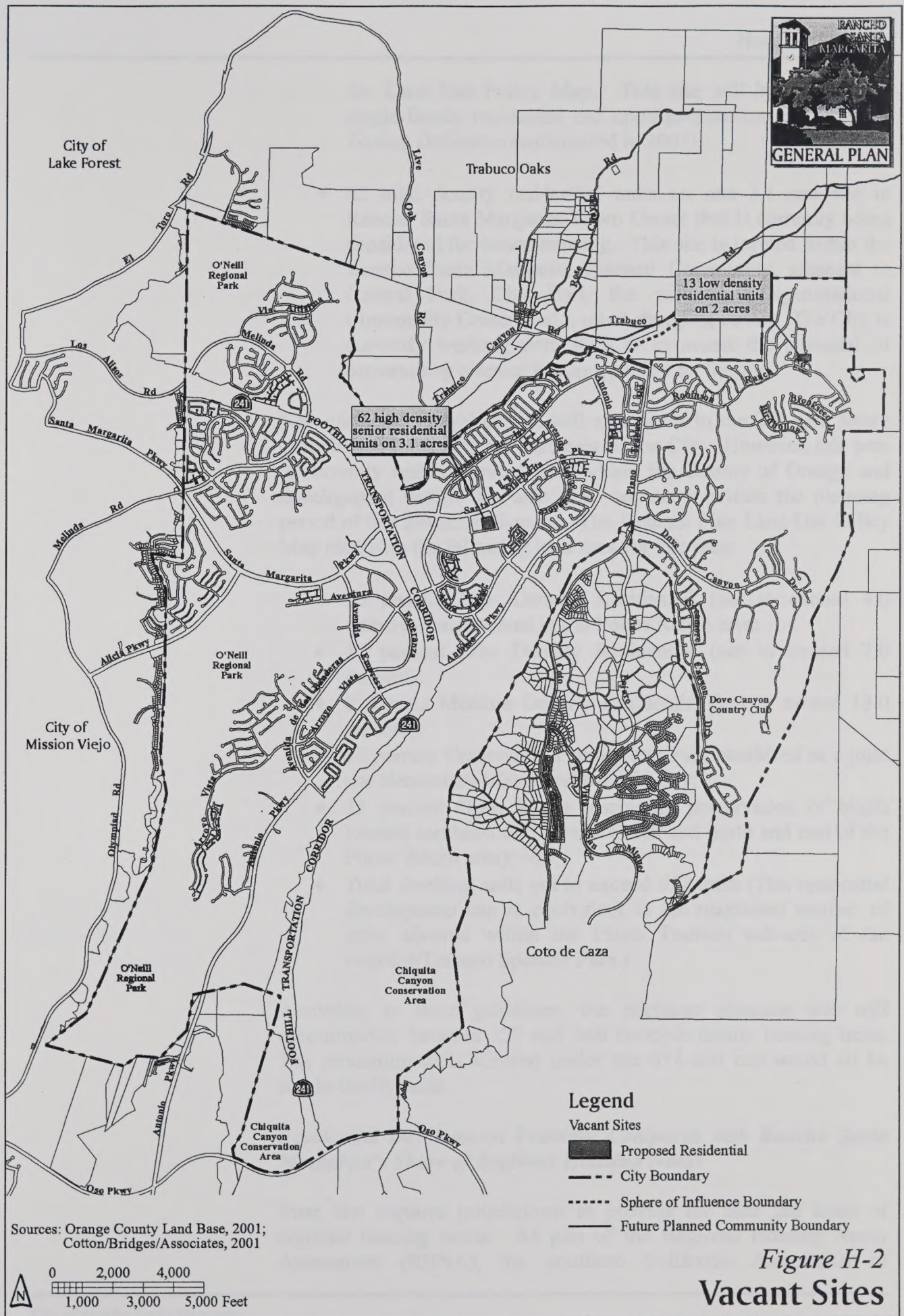
Agricultural Workers: Agricultural workers are traditionally defined as persons who earn their income primarily through seasonal agricultural labor. The unstable nature of the farming occupations, and the relatively low incomes earned by the workers lead to special housing needs. The 2000 Census reports that 43 City residents were employed in farming, fishing, and forestry occupations, representing only 0.2 percent of the City's work force. These occupations also include persons employed in food processing plants, plant nurseries, and landscaping and gardening businesses. Given the low number of persons employed in the farming industries in Rancho Santa Margarita, the City can address the housing needs of any farm workers through the overall housing programs for affordability.

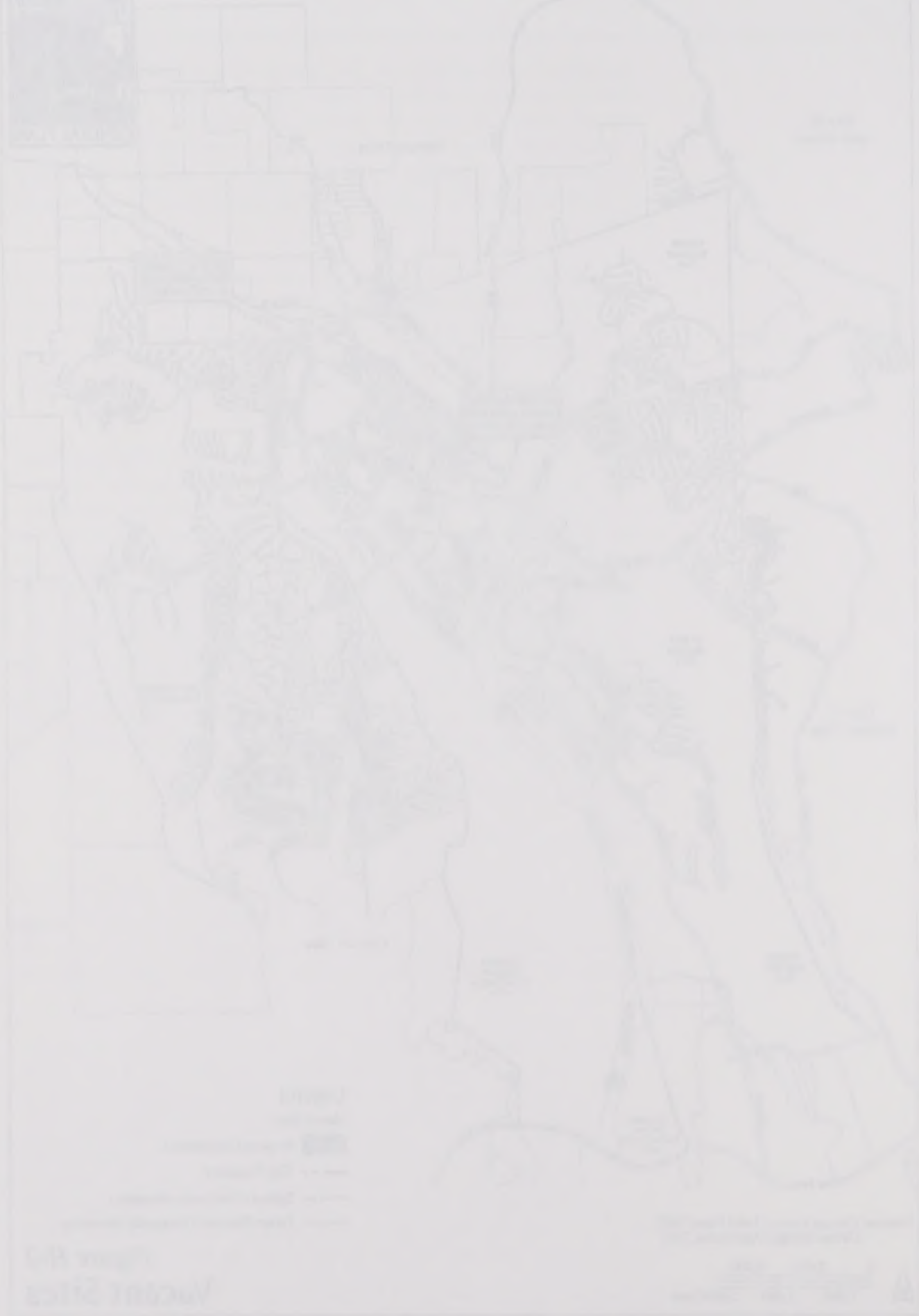
Residential Sites Analysis

Availability of Sites for Housing

Rancho Santa Margarita is primarily developed and identifies only two remaining vacant sites for new residential development within the City limits (Figure H-2). Infill residential development will occur on these sites, with the potential for 75 new housing units as follows:

- ◆ 13 low density residential units on one 2-acre site surrounded by, but not part of, Robinson Ranch. This site is not within an existing Planned Community. Development of the site is regulated by the Orange County Zoning Ordinance. The Site is currently zoned for agricultural use. To facilitate the development of additional housing, and to promote development compatible with the surrounding Robinson Ranch Planned Community and adjacent Caspers Wilderness Park, the site is designated Low Density Residential on





the Land Use Policy Map. This site will be rezoned for single-family residential use upon preparation of the City's Zoning Ordinance (anticipated in 2003).

- ◆ 62 high density residential units on one 3.1-acre site in Rancho Santa Margarita Town Center that is currently being considered for senior housing. This site is located within the Rancho Santa Margarita Planned Community, adjacent to Central Park, City Hall, the planned Intergenerational Community Center, and a retail shopping center. The City is currently working with KISCO to assess the potential of constructing a senior housing project on the site.

New residential development will also occur in the 261-acre future growth area located to the northeast of the City. However, this area is currently unincorporated land within the County of Orange and development within this area may not occur within the planning period of this Housing Element. The General Plan Land Use Policy Map identifies the following land uses for this area:

- ◆ 20 percent Low Density Residential (not to exceed 4.0 du/acre) concentrated in the Porter Ranch area;
- ◆ 17 percent Low Density Residential (not to exceed 7.0 du/acre);
- ◆ 8 percent Medium Density Residential (not to exceed 18.0 du/acre);
- ◆ 20 percent Community Facility and Park combined as a joint use elementary school and park facility;
- ◆ 35 percent Open Space (including preservation of bluffs located southeast of Trabuco Creek and north and east of the Porter Ranch area); and
- ◆ Total dwelling units not to exceed 612 units (This residential development cap is equivalent to the maximum number of units allowed within the Plano Trabuco sub-area of the Foothill/Trabuco Specific Plan.)

According to these guidelines, the northeast planning area will accommodate between 220 and 360 multiple-family housing units. The remaining units allowed under the 612-unit cap would all be single-family units.

Residential Development Potential Compared with Rancho Santa Margarita's Share of Regional Housing Needs

State law requires jurisdictions to provide for their fair share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of

The first of these is the fact that the average age of the patients is 65 years. This is a significant finding because the average age of the general population is 75 years.

The second finding is that the majority of the patients are male. This is also a significant finding because the majority of the general population is female.

The third finding is that the majority of the patients are white. This is also a significant finding because the majority of the general population is black.

- The first finding is that the average age of the patients is 65 years.
- The second finding is that the majority of the patients are male.
- The third finding is that the majority of the patients are white.
- The fourth finding is that the majority of the patients are from the Northeast.
- The fifth finding is that the majority of the patients are from the Midwest.
- The sixth finding is that the majority of the patients are from the South.
- The seventh finding is that the majority of the patients are from the West.
- The eighth finding is that the majority of the patients are from the Central region.
- The ninth finding is that the majority of the patients are from the Mountain region.
- The tenth finding is that the majority of the patients are from the Pacific region.

According to these findings, the researchers believe that the majority of the patients are from the Northeast and the Midwest.

The researchers also believe that the majority of the patients are from the South and the West.

The researchers also believe that the majority of the patients are from the Central region and the Mountain region.

Governments (SCAG) determines the housing growth needs by income category for municipalities within its jurisdiction. In Orange County, the Orange County Council of Governments (OCCOG) was delegated responsibility for developing the RHNA in coordination with the cities and county.

The OCCOG has identified zero future housing need for the City of Rancho Santa Margarita for the 1998-2005 period. As indicated earlier, the Land Use Policy Map allows for a mix of new residential growth of approximately 75 units within the City limits and 612 units within the Northeast Future Planned Community. This mix will help maintain the variety of housing types and prices within the community.

Opportunities for Energy Conservation

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is primarily fully developed, new infill development and rehabilitation activities will occur, allowing the City to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings except hotels, motels, and buildings with four or more habitable stores and hotels. The standards specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Relationship To Other General Plan Elements

According to State planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated to a degree. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. Table H-1 in the *Related Goals and Policies* section of this Element identifies specific policies in other elements that

Governments (the 1971 document, the Housing Grants, Construction and Regeneration Act 1998) have been the driving force in the development of the construction industry. The industry has been the driving force in the development of the construction industry. The industry has been the driving force in the development of the construction industry.

The 1998 Act is a landmark in the history of the construction industry. It is a landmark in the history of the construction industry. It is a landmark in the history of the construction industry. It is a landmark in the history of the construction industry. It is a landmark in the history of the construction industry.

Opportunities for Energy Conservation

The construction industry has a significant role to play in the conservation of energy. The construction industry has a significant role to play in the conservation of energy. The construction industry has a significant role to play in the conservation of energy. The construction industry has a significant role to play in the conservation of energy. The construction industry has a significant role to play in the conservation of energy.

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Relationship to Other Construction Elements

support Housing Element goals and policies. Whenever any element in the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



Policy 1.1: Maintain a variety of housing types and prices throughout the City to increase housing choice and ensure that households at all income levels have the opportunity to find suitable housing.

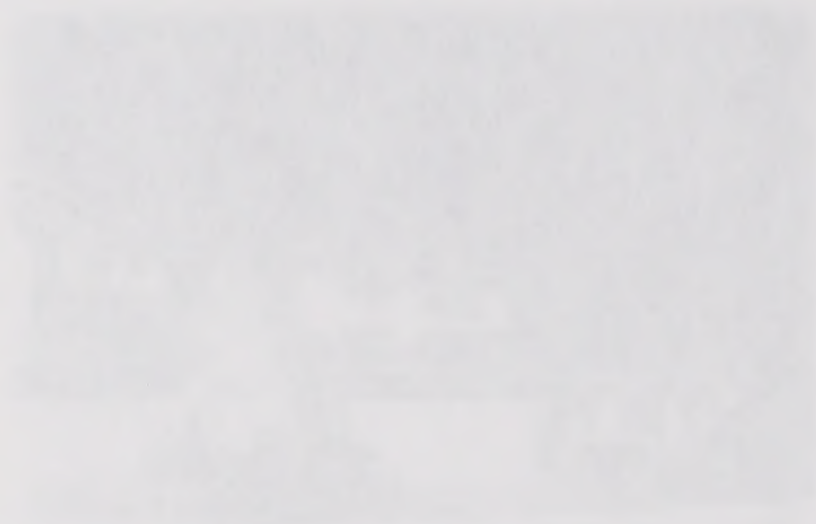
Policy 1.2: Encourage adaptive housing, including those within the Special Adaptive Infill Area with appropriate zoning and development standards to facilitate and encourage housing development consistent with the proposed zoning needs of the City.

Policy 1.3: Maintain a geographic dispersal of multi-unit housing to improve, enhance, and diversify housing opportunities throughout the City.

Policy 1.4: Encourage that new residential development and redevelopment is sited to complement the character of the surrounding neighborhoods.

Policy 1.5: Encourage siting and potential governmental restrictions on new developments, redevelopment, and improvement of housing.

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Issues, Goals, and Policies

This section of the Housing Element contains the goals and policies the City intends to implement to address the following housing-related issues: 1) providing and maintaining a variety of housing types and opportunities; 2) maintaining and improving existing housing and neighborhoods; and 3) providing housing assistance.

Housing Diversity and Opportunities

Persons and households of different ages, types, income levels and lifestyles have different housing needs and preferences that change over time. Maintaining a diversity in types of housing allows all persons, regardless of family type or income, to have the opportunity to find housing suitable to their needs.

Goal 1: **Maintain a range of housing opportunities to adequately meet the existing and projected needs of the entire community.**

Policy 1.1: Maintain a variety of housing types and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable housing.

Policy 1.2: Identify adequate sites (e.g., annexation areas within the Sphere of Influence, infill sites) with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City.

Policy 1.3: Maintain a geographic dispersal of units affordable to very-low, low- and moderate-income households throughout the City.

Policy 1.4: Ensure that new residential development and modifications to existing development are compatible with surrounding neighborhoods.

Policy 1.5: Reduce actual and potential governmental constraints to the development, maintenance, and improvement of housing.

League Goals and Policies

The purpose of the League of Nations is to maintain peace and security among the nations of the world. It is to be a permanent organization for the purpose of preventing war, settling disputes, and promoting international cooperation.

The League of Nations is to be a permanent organization for the purpose of preventing war, settling disputes, and promoting international cooperation. It is to be a permanent organization for the purpose of preventing war, settling disputes, and promoting international cooperation.

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GENERAL PLAY

League of Nations
and its members

Policy 1.6: Support the concept of “aging in place” by maintaining a range of housing that allows people to remain in the community as their housing needs change.

Policy 1.7: Ensure that new housing developments provide their share of adequate parks and recreational facilities to meet community needs.

***Maintenance and
Preservation of
Housing and
Neighborhoods***

Housing and neighborhood condition is an important indicator of the quality of life in a community. As the community ages, Rancho Santa Margarita may be confronted with issues of deteriorating housing, public improvements and community facilities. The existing high quality, well-planned development and neighborhoods need to be maintained and preserved. Multi-faceted strategies will be used to address the needs of the community as it ages.

Goal 2: **Maintain and improve existing neighborhoods and housing stock.**

Policy 2.1: Work with Homeowner Associations and community foundations to promote the maintenance of the local housing stock to enhance the quality of life in established neighborhoods and promote community identity and pride.

Policy 2.2: Maintain the quality of ownership and rental housing by enforcing compliance with housing and property maintenance standards.

Policy 2.3: Through public-private partnerships and collaborative efforts, rehabilitate substandard housing where needed.

Policy 2.4: Ensure that units produced for very-low, low- and moderate-income households are made available to those groups and maintained as affordable units.

Policy 2.5: Support public education programs that promote property maintenance.

Article 1: Every human being has the right to life, liberty and security of person. This right shall be protected by law. No one shall be subjected to arbitrary arrest, detention or exile.

Article 2: Every one has the right to a fair trial. The right to a fair trial includes the right to be heard by an impartial and independent tribunal.

Article 3: No one shall be subjected to torture or to cruel, inhuman or degrading treatment or punishment. In particular, no one shall be subjected to medical or scientific experiments without his free and informed consent.

Article 4: No one shall be held in slavery or servitude. Slavery and the trade in slaves shall be prohibited in all circumstances.

Article 5: No one shall be subjected to arbitrary arrest, detention or exile. The right to a fair trial shall be protected by law. No one shall be subjected to arbitrary arrest, detention or exile.

Article 6: Every one has the right to a fair trial. The right to a fair trial includes the right to be heard by an impartial and independent tribunal.

Article 7: No one shall be subjected to torture or to cruel, inhuman or degrading treatment or punishment. In particular, no one shall be subjected to medical or scientific experiments without his free and informed consent.

Article 8: Every one has the right to a fair trial. The right to a fair trial includes the right to be heard by an impartial and independent tribunal.

Article 9: No one shall be subjected to arbitrary arrest, detention or exile. The right to a fair trial shall be protected by law. No one shall be subjected to arbitrary arrest, detention or exile.

Article 10: Every one has the right to a fair trial. The right to a fair trial includes the right to be heard by an impartial and independent tribunal.

Housing Assistance

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special circumstances. These "special needs" groups include lower income households, the elderly, disabled persons, large families, single-parent households, and the homeless. To ensure the housing needs of these groups are met, the City should continue to further fair housing choices through actively expanding housing opportunities and removing impediments to fair housing.

Goal 3: **Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.**

Policy 3.1: Participate in programs assisting in the production and conservation of decent, safe, and attractive housing affordable to very-low-, low- and moderate-income households and other special needs groups.

Policy 3.2: Encourage the provision of housing for homeless persons through the use of state and federal programs and through public-private partnerships and collaborative efforts.

Policy 3.3: Work to ensure that individuals and families seeking housing in Rancho Santa Margarita are not discriminated against on the basis of race, religion, sex, marital and familial status, ancestry, national origin, color, disability, or other arbitrary factors.

Policy 3.4: Facilitate the maintenance of affordable housing through inclusionary housing requirements and financial assistance.

Policy 3.5: Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for profit developers to conserve affordable housing.

Learning Objectives

After studying this chapter, you should be able to:

- 1. define the term 'learning' and explain its importance in the business context;
- 2. identify the different types of learning and give examples of each;
- 3. explain the importance of learning in the business context;
- 4. describe the different types of learning and give examples of each;
- 5. explain the importance of learning in the business context;
- 6. describe the different types of learning and give examples of each;
- 7. explain the importance of learning in the business context;
- 8. describe the different types of learning and give examples of each;
- 9. explain the importance of learning in the business context;
- 10. describe the different types of learning and give examples of each;

The following objectives are intended to help you understand the importance of learning in the business context and to provide you with the knowledge and skills to achieve them.

Learning is a process by which an individual acquires new knowledge, skills, and attitudes through experience, study, or training. It is a continuous process that occurs throughout an individual's life.

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Related Goals and Policies

The goals and policies described in the Housing Element are related to and support subjects included in other General Plan elements. In turn, many goals and policies from other elements directly or indirectly support the goals, and policies of the Housing Element. These supporting goals and policies are identified in Table H-1.

Table H-1
Related Goals and Policies by Element

General Plan Element	Housing Element Issue Areas		
	Housing Diversity and Opportunities	Maintenance and Preservation of Housing and Neighborhoods	Housing Assistance
Land Use	1.4, 2.2	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	
Housing			
Circulation		1.4, 3.4	
Economic Development	1.1, 1.2		
Conservation/Open Space		1.4, 2.2	
Safety		1.1, 1.2, 1.3, 1.6	
Noise		1.2, 1.3	



GENERAL PLAN

Housing Programs

Rancho Santa Margarita offers a variety of housing opportunities to meet the needs of the community. The Housing Plan addresses the issues identified in the previous sections of the Element and provides a strategy to achieve the City's housing goals.

The housing programs contained in this Housing Plan define the specific actions that the City will undertake to achieve specific goals and policies. Pursuant to State law and the City's housing goals, the programs address the following issue areas:

1. Providing adequate sites to maintain a variety of housing opportunities
2. Conserving and improving the existing housing stock
3. Assisting in the provision and maintenance of affordable housing
4. Minimizing the impact of governmental constraints on housing production
5. Ensuring equal housing opportunity for all residents, including special needs populations and consideration of equal housing opportunities

The housing programs are discussed in detail below. In addition, Table H-2 summarizes the programs, objectives, funding sources, responsible agencies, and time frames for implementation during the 2000-2005 period.

Provide Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning.

1. **Land Use Element:** Planning and regulatory actions to achieve adequate housing sites are achieved through the Land Use Element and Zoning Code. The Land Use Element provides for a variety of residential types, ranging from lower density single-family homes to higher density apartments and condominiums. Pre-incorporation development agreements apply to a number of the planned communities in Rancho Santa Margarita and identify permitted levels of development based on the provision of public

Housing Plan

The Housing Plan is a key document in the Housing Strategy. It sets out the vision for the housing system and the actions that will be taken to achieve it. The plan is based on the following principles:

The Housing Plan is a key document in the Housing Strategy. It sets out the vision for the housing system and the actions that will be taken to achieve it. The plan is based on the following principles:

1. Providing a range of housing options to meet the needs of all households.
2. Ensuring that housing is affordable and accessible to all.
3. Promoting sustainable and high-quality housing.
4. Supporting the development of the private sector.
5. Improving the quality of the housing stock.
6. Ensuring that housing is safe and secure.

The Housing Plan is a key document in the Housing Strategy. It sets out the vision for the housing system and the actions that will be taken to achieve it. The plan is based on the following principles:

A key element of the Housing Plan is the provision of a range of housing options to meet the needs of all households. This includes the provision of social housing, private rented housing, and shared ownership.

1. The Housing Plan is a key document in the Housing Strategy. It sets out the vision for the housing system and the actions that will be taken to achieve it. The plan is based on the following principles:



GENERAL PLAN

Housing Strategy

Housing Strategy

Housing Strategy

facilities and infrastructure. The use designations identified in the Land Use Element are consistent with the development densities identified in the development agreements.

SCAG has not identified a 1998-2005 future housing need for Rancho Santa Margarita. The only new development anticipated to occur within the existing City boundaries will be on 2 vacant sites totaling approximately 5 acres (less than 1 percent of total City area): a) 13 low density residential units on one 2.0-acre site surrounded by, but not part of, Robinson Ranch and b) 62 high density residential units on one 3.1-acre site in Town Center that is currently being considered for senior housing.



The Land Use Element also provides for 612 new residential units in the 327-acre future growth area located to the northeast of the City, partially within the City's Sphere of Influence. This area is within the Foothill/Trabuco Planned Community, which is currently governed by Orange County Development codes. Consistent with the Orange County Development codes, the Land Use Policy Map provides for 612 new units in the northeast planning area (200 to 360 will be multi-family units, and the balance will be single-family units.)

Program Actions through June 30, 2005: Maintain an up-to-date inventory of sites suitable for residential development and provide to interested developers. Pursue annexation of the Northeast Future Planned Community area. Pursue developers for these sites and the annexation area to continue to provide both rental and ownership opportunities for all income groups and households, as appropriate. As housing needs arise, the City will continue to assess the potential to utilize vacant residential/non-residential sites for mixed use or residential purposes.

2. **Zoning Code:** Following incorporation, the City elected to use the County of Orange Zoning Ordinance as an interim means of regulating land use. The County Zoning Ordinance was supplemented directly by City-adopted ordinances further regulating non-residential uses within the Rancho Santa Margarita Planned Community. The City will adopt its own Zoning Code and Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

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Program Actions through June 30, 2005: Adopt and implement a Zoning Code consistent with State law that provides for a variety of well designed and well built housing types that complements the existing character of the community. The Zoning Code, which is anticipated to be adopted by the end of 2003, will contain provisions for residential care facilities, emergency shelters, transitional housing, second dwelling units, reasonable accommodations of structural improvements for the disabled and density bonuses pursuant to State law.

- 3. Sites for Homeless Shelters:** Despite an expanding and diverse economy, Orange County is experiencing the ailments of an urban area, including a homeless population with growing housing and service needs. According to Orange County's 2000-2004 Consolidated Plan, there are 18,603 homeless persons in Orange County. The majority of homeless in the County are in the older, more urbanized jurisdictions and in the beach communities. According to the Rancho Santa Margarita Police Services division of the Orange County Sheriff's Department, approximately 4-6 homeless individuals reside in or pass through Rancho Santa Margarita per month.

The County has developed a housing and service delivery system that responds to the needs of the region's homeless; this system is known as Continuum of Care. The system has been developed through a community-based process to ensure the region's residents and homeless are empowered to affect change in the system. Furthermore, in recognition that homelessness is a regional issue, Orange County's 34 cities and County agencies have committed over \$22.8 million in "mainstream" funds to meet the needs of the region's homeless.

Program Actions through June 30, 2005: By the end of 2002, the City will prepare an inventory of homeless services and facilities in the region. The City will provide this inventory along with telephone numbers and agency contacts to City staff and Rancho Santa Margarita's Police Services division of the Orange County Sheriff's Department who interface with the public and offer referrals to individuals seeking assistance. City staff and the Police Service Division will coordinate closely with the County Sheriff's Department to ensure homeless persons and persons threatened with homelessness are referred to shelters and social service agencies.

In addition, the City will prepare and implement its Zoning Code to permit transitional housing in all of the City's residential zones subject to a Conditional Use Permit (CUP) and emergency housing in the General Commercial (C), Business Park (BP), and Community Facility (CF) zones, also subject to a CUP. The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the creation of such facilities.

***Provide, Maintain,
and Improve
Affordable Housing***

Programs to achieve this goal address two issue areas: (i) provision and conservation of affordable housing for all economic segments of the community and special needs groups and (ii) maintenance and preservation of the City's housing stock and neighborhoods. Programs 4a, 4b, and 5 address the former issue area and Program 6 addresses the latter issue area. Programs 7 and 8 promote housing opportunities for first-time homebuyers.

4a. Section 8 Rental Assistance: The Section 8 rental assistance program extends rental subsidies to very low income households and elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. The City contracts with the Orange County Housing Authority (OCHA) to administer the Federal Section 8 Voucher program in Rancho Santa Margarita.

As of December 31, 2001, 58 households in Rancho Santa Margarita were being assisted under the OCHA Section 8 Program. Twenty-five of these households were families, 31 were disabled, and 2 were elderly disabled. Additionally, 93 households are on the waiting list for Section 8 assisted housing in Rancho Santa Margarita. A majority (56 percent) of these are family households, 12 are disabled, 21 are elderly, and 8 are singles. The City will continue its contract with OCHA to provide Section 8 rental assistance to very low income, elderly, and disabled households in the community.

Program Actions through June 30, 2005: The City will cooperate with OCHA to continue to assist no less than 58 households through the planning period of this Housing Element, and if possible, expand assistance to an increased number of households, particularly families with children.

4b. OCHA Special Needs Groups Rental Assistance Programs: The County also administers rental assistance programs targeting special needs groups, including families whose children are at

risk of being placed in out-of-home care, disabled persons, homeless and the frail elderly. These programs include:

- ◆ ***Family Unification Program*** provides Section 8 assistance to families whose children are at risk of being placed in out-of-home care or delayed in returning from care because of the families' inadequate housing.
- ◆ ***Aftercare Program for Disabled*** provides Section 8 assistance specifically targeted to disabled applicants.
- ◆ ***Shelter Plus Care Program*** provides rent subsidies to homeless persons with disabilities.
- ◆ ***Hope for Elderly Independence*** provides Section 8 assistance to frail elderly persons.

Program Actions through June 30, 2005: The City will facilitate use of the Section 8 program in its jurisdiction by advertising the OCHA Section 8 programs on the City's website and in its newsletter.

5. **Conservation of Existing and Future Affordable Units:** Three multi-family mortgage revenue bond housing projects (Villa La Paz, Villa Alientos, and the Fountains) with a total of 155 affordable units are located within the community. Although no affordable unit has been identified as being at-risk of converting to market rate housing, future actions to conserve these units will be necessary to maintain affordability. Such future actions include:
 - a. **Monitor Units At-Risk:** Contact the owners of Villa La Paz (expiration date 2028), Villa Alientos (expiration date 2028), and the Fountains (expiration date 2028) to determine the future intent of the property owner in regards to the affordable units. Discuss with the owner the City's and County's desire to maintain the "at-risk" units as affordable to low income households. Owners of these properties were contacted and such discussions were held during preparation of this Element.
 - b. **Refinance Multi-family Mortgage Revenue Bonds:** As the use restrictions on the affordable housing projects expire, it is possible to refinance the mortgage revenue bond. All refinanced multi-family mortgage revenue bond projects are required by the 1986 Tax Reform Act to commit 20 percent lower income units for the greater of 15 years or as long as the bond is outstanding;

and all other things in accordance with the said power.
 Witness my hand and the seal of the said County at the City of New York, this 10th day of June, 1917.

Attest: I, the Clerk of the County of New York, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of New York.

In testimony whereof, I have hereunto set my hand and the seal of the County of New York, this 10th day of June, 1917.

Attest: I, the Clerk of the County of New York, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of New York.

In testimony whereof, I have hereunto set my hand and the seal of the County of New York, this 10th day of June, 1917.

Witness my hand and the seal of the County of New York, this 10th day of June, 1917.

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10 percent of the units must be reserved for very low income housing occupants.

The City will coordinate with the County and the owners to encourage bond refinancing on the projects in consideration for extending the affordable use restrictions as these restrictions become eligible to expire. None of the assisted units are scheduled to expire prior to 2028.

- c. **Work with Potential Priority Purchasers:** Establish and maintain close contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of the at-risk projects. Solicit technical assistance for additional means of preserving these units from HCD, Orange County Community Housing Corporation and the California Housing Partnership.
- d. **Tenant Education:** Work with tenants of “at-risk” developments that may be eligible for conversion to market rate use. This will include informational material about the County’s Section 8 rent subsidies and information regarding potential bond refinancing and purchase by non-profits to help residents understand available options for preserving low income use restrictions.

Program Actions through June 30, 2005: None of the 155 affordable units in the City financed through mortgage revenue bonds is at-risk during the 5-year period of this Housing Element. The City will pursue a combination of the above-listed actions in future planning periods to ensure that the affordability of these units is maintained.

- 6. **Code Enforcement:** The code enforcement program is operated through the City’s Planning Department. Code Enforcement staff cooperates with the various Homeowner Associations in the City to respond to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and zoning complaints.

Program Actions through June 30, 2005: The City’s Code Enforcement staff will continue to work with the Homeowner Associations to enforce the City’s property maintenance standards and the City’s building and zoning codes.

- 7. **Mortgage Credit Certificates (MCC):** Rancho Santa Margarita participates in the County of Orange Mortgage Credit Certificate Program as a means for providing financial assistance for the

purchase of single-family housing for first-time homebuyers. A mortgage credit certificate is a certificate awarded by the County authorizing homeowners to take a federal income tax credit equal to 15 percent of the mortgage interest paid each year, which is deducted from the amount of federal income taxes owed by the homebuyer. The program targets first-time homebuyers with income levels equal to or less than 120 percent of the median income for Orange County.

Program Actions through June 30, 2005: The City will continue to participate in the MCC program, providing information regarding the program on the City's website and at the public counter, library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

8. Mortgage Revenue Bonds: The mortgage revenue bond program implemented by the Southern California Home Financing Authority (SCHFA) issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Orange County median income.

Program Actions through June 30, 2005: The City will continue to participate in the mortgage revenue bond program, providing information regarding the program on the City's website and at the public counter, library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

**Remove
Governmental
Constraints**

State law requires the Housing Element to address, where appropriate and legally possible, removal of governmental constraints affecting the maintenance, improvement, and development of housing. Implementation of the following programs will help lessen governmental constraints on housing development.



9. Affordable Housing Ordinance: The City of Rancho Santa Margarita will adopt and implement an Affordable Housing Ordinance that incorporates State density bonus provisions, and provides for flexibility in development standards for projects with an affordable housing component.

Pursuant to State density bonus law (Government Code, Section 65915), if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for

"qualifying residents" (e.g. seniors), the City must either a) grant a density bonus of 25 percent along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The City's Affordable Housing Ordinance will specify other incentives available to projects with affordability restrictions. These will include modified parking standards and open space requirements, and flexibility in height and setback requirements.

Program Actions through June 30, 2005: The City will adopt an Affordable Housing Ordinance by the end of 2003.

10. Second Unit Ordinance: State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities in the region and result in adverse impacts on public health, safety, and welfare.

The City currently implements various Development Agreements associated with Planned Communities, as well as the County of Orange Zoning Ordinance. All of these documents include provisions for second units. As part of the Zoning Code, the City will adopt a Second Unit Ordinance that reflects the following minimum State requirements:

- ◆ The unit is not intended for sale and may be rented.
- ◆ The lot contains an existing single-family dwelling.
- ◆ The floor area of an attached unit shall not exceed 30 percent of the existing living area.
- ◆ The floor area of a detached unit shall not exceed 1,200 square feet.
- ◆ Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

In addition, both the existing unit and second unit must comply with the Zoning Code, with the exceptions above, and the second unit must comply with the most recently adopted building code.

Program Actions through June 30, 2005: By the end of 2003, the City will adopt a Second Unit Ordinance (as part of the Zoning Code) that is consistent with State requirements to facilitate affordable housing production.

11. Expedited Project Review: A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. To minimize holding costs incurred by developers, Rancho Santa Margarita will prioritize any project with an affordable housing component, which includes projects where only a percentage of the units are affordable.

Program Actions through June 30, 2005: The City will develop and implement procedures for priority processing of affordable housing projects in order to reduce the time and cost associated with the development process in Rancho Santa Margarita. These procedures will be formally adopted by the end of 2003.

***Promote Equal
Housing
Opportunities***

In order to make adequate provision for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, or disability. Program 12 includes ways to further fair housing practices for all segments of the community.

12. Fair Housing Council of Orange County: Rancho Santa Margarita participates in the Orange Urban County program for CDBG activities. The Urban County program contracts with the Fair Housing Council of Orange County (FHCOC) to provide fair housing services in the Urban County, including Rancho Santa Margarita. Services offered include counseling and landlord/tenant problems, special assistance for ethnic minority and single-parent households, bilingual housing literature and videotape presentations, and housing assistance counseling.

Program Actions through June 30, 2005: The City will participate in the Orange Urban County program for CDBG activities, including the contract with the Fair Housing Council of Orange County to provide fair housing services to City residents. The City will advertise FHCOC services in the City newsletter and in local periodicals. The City will also place posters and brochures

is adding fuel to the existing fire and the risk of more damage will be large. This will be the same for the other two areas.

Region 10 has been given a 10% increase in the amount of the CIP will be used to fund the CIP. This is consistent with the amount in Region 10.

11. Regional Project Review: A committee of members and other people in the region will review the CIP. The committee will be made up of people from the region who are interested in the CIP. The committee will be made up of people from the region who are interested in the CIP. The committee will be made up of people from the region who are interested in the CIP.

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14. Regional Project Review: A committee of members and other people in the region will review the CIP. The committee will be made up of people from the region who are interested in the CIP. The committee will be made up of people from the region who are interested in the CIP.

15. Regional Project Review: A committee of members and other people in the region will review the CIP. The committee will be made up of people from the region who are interested in the CIP. The committee will be made up of people from the region who are interested in the CIP.

advertising the Council's fair housing services in both English and Spanish at the public counter, library, post office, and other community locations.

Housing Program	Program Description	Program Action	Timeline	Responsible Agency	Year/Status
<i>Priority Housing Needs</i>					
1. Local Use District	Plan for adequate housing units in the Local Use District.	Minimize the number of new units in the unincorporated development. Monitor construction of the Community Center District. Provide incentives to residents to provide housing opportunities in unincorporated areas. As existing units are vacated or sold, the potential for new units in unincorporated areas is increased.	General Plan	Planning Department	Ongoing
2. Mobile Code	Plan for adequate housing units in the unincorporated areas of the Mobile Code.	Adopt and implement a Mobile Code ordinance with the Local Use District. The Mobile Code will require new units to be constructed in the unincorporated areas of the Mobile Code. The Mobile Code will require new units to be constructed in the unincorporated areas of the Mobile Code.	General Plan	Planning Department	Adopt by end of 2002.
3. High Density District	Plan for adequate housing units in the High Density District.	Minimize the number of new units in the unincorporated development. Monitor construction of the Community Center District. Provide incentives to residents to provide housing opportunities in unincorporated areas. As existing units are vacated or sold, the potential for new units in unincorporated areas is increased.	General Plan	Planning Department	Adopt by end of 2002.

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**Table H-2
Housing Programs Summary**

Housing Program	Program Objective	Program Action	Funding	Responsible Agency	Time Frame
<i>Provide Adequate Housing Sites</i>					
1. Land Use Element	Plan for adequate housing sites in the community in the Land Use Element.	Maintain an inventory of sites suitable for residential development. Pursue annexation of the Northeast Future Planned Community area. Pursue developers to continue to provide housing opportunities, as appropriate As housing needs arise, continue to assess the potential to utilize vacant residential/non-residential sites for mixed use or residential purposes.	General Fund	Planning Department	On-going
2. Zoning Code	Plan for adequate housing sites in the community in the Zoning Code.	Adopt and implement a Zoning Code consistent with the Land Use Element. The Zoning Code shall include provisions for residential care facilities, emergency shelters, transitional housing, second dwelling units, reasonable accommodations of structural improvements for the disabled and density bonuses pursuant to State law.	General Fund	Planning Department	Adopt by end of 2003.
3. Sites for Homeless Shelters	Assist homeless persons and those threatened with homelessness.	Prepare an inventory of homeless services and facilities in the region. Adopt a Zoning Code that provides for homeless shelters and transitional housing.	General Fund	Planning Department, Police Services Division of O.C. Sheriff's Department.	Prepare and provide inventory by end of 2002. Adopt Zoning Code by end of 2003.

Table 1.1 Summary of the Study					
Study Design	Study Population	Study Location	Study Period	Study Variables	Study Outcomes
1. Cohort Study	Adults aged 18-65 years	Urban area	2010-2015	Exposure to air pollution	Incidence of respiratory diseases
				Exposure to noise	Incidence of cardiovascular diseases
				Exposure to traffic	Incidence of mental health problems
2. Case-control Study	Adults aged 18-65 years	Urban area	2010-2015	Exposure to air pollution	Prevalence of respiratory diseases
				Exposure to noise	Prevalence of cardiovascular diseases
				Exposure to traffic	Prevalence of mental health problems
3. Cross-sectional Study	Adults aged 18-65 years	Urban area	2010-2015	Exposure to air pollution	Prevalence of respiratory diseases
				Exposure to noise	Prevalence of cardiovascular diseases
				Exposure to traffic	Prevalence of mental health problems

**Table H-2
Housing Programs Summary**

Housing Program	Program Objective	Program Action	Funding	Responsible Agency	Time Frame
<i>Provide, Maintain, and Improve Affordable Housing</i>					
4a. Section 8 Rental Assistance	Cooperate with the Orange County Housing Authority (OCHA) to provide Section 8 rental assistance.	The City will cooperate with OCHA to continue to assist no less than 58 households, and if possible, expand assistance to an increased number of households, particularly families with children.	Section 8	OCHA, Planning Department, City Manager's Office	On-going through June 30, 2005.
4b. OCHA Special Needs Groups Rental Assistance Programs	Cooperate with OCHA to provide rental assistance targeting special needs groups.	Advertise OCHA Section 8 programs and OCH Section 8 contact information on City website and in City newsletters.	General Fund	OCHA, Planning Department, City Manager's Office	Ongoing through June 30, 2005.
5. Conservation of Existing and Future Affordable Units	Conserve the affordable units in the community.	None of the 155 affordable units in the City is at-risk during this 5-year planning period. Owners of the units were contacted during preparation of the Housing Element. The City will perform various actions in the future to maintain the affordability of these units.	General Fund, County Multi-Family Revenue Bonds	Planning Department	Ongoing
6. Code Enforcement	Preserve the community's housing stock and neighborhoods.	Code enforcement staff will continue to enforce the City's Building and Zoning Codes.	General Fund	Planning Department	Ongoing
7. Mortgage Credit Certificates (MCC)	Assist first-time homebuyers through the Mortgage Credit Certificates program.	Advertise the MCC program. Assist 5 first-time homebuyers annually.	MCC program, General Fund	Orange County Housing and Community Development Department, Rancho Santa Margarita Planning Department	Ongoing

Project Management Summary					
Project Name	Project Manager	Project Status	Project Budget	Project Timeline	Project Location
Project A: New Product Development					
Project A.1: Research & Development	John Doe	Completed	\$100,000	12 months	New York, NY
Project A.2: Design & Prototyping	Jane Smith	In Progress	\$150,000	18 months	San Francisco, CA
Project A.3: Manufacturing & Distribution	Mike Johnson	Planned	\$200,000	24 months	Los Angeles, CA
Project B: Marketing Campaign					
Project B.1: Branding & Identity	Sarah Lee	Completed	\$50,000	6 months	Chicago, IL
Project B.2: Advertising & Promotion	David Kim	In Progress	\$75,000	12 months	Seattle, WA
Project B.3: Sales & Distribution	Emily White	Planned	\$100,000	18 months	Portland, OR
Project C: IT Infrastructure Upgrade					
Project C.1: Hardware & Software	Robert Brown	Completed	\$120,000	10 months	Phoenix, AZ
Project C.2: Network & Security	Lisa Green	In Progress	\$180,000	16 months	San Diego, CA
Project C.3: Training & Support	Kevin Black	Planned	\$100,000	12 months	San Jose, CA

**Table H-2
Housing Programs Summary**

Housing Program	Program Objective	Program Action	Funding	Responsible Agency	Time Frame
8. Mortgage Revenue Bonds	Assist first-time homebuyers through the Mortgage Revenue Bond program.	Advertise the MCC program administered by the Southern California Home Financing Authority (SCHFA). Assist 5 first-time homebuyers annually.	Mortgage revenue bonds, General Fund	SCHFA, County of Orange, Rancho Santa Margarita Planning Department	Ongoing
<i>Remove Governmental Constraints</i>					
9. Affordable Housing Ordinance	Provide flexibility in development standards (including State density bonus provisions) for project's with an affordable housing component.	Adopt an Affordable Housing Ordinance.	General Fund	Planning Department	Adopt by end of 2003.
10. Second Unit Ordinance	Allow for the development of second units.	Adopt a Second Unit Ordinance as part of the Zoning Code.	General Fund	Planning Department	Adopt by end of 2003.
11. Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Develop and adopt priority processing procedures.	General Fund, Development Fees	Planning Department, Building Department	Adopt by end of 2003.
<i>Promote Equal Housing Opportunities</i>					
12. Fair Housing Council of Orange County	Further fair housing practices in the community.	Advertise the Fair Housing Council of Orange County's services in the City's newsletters and periodicals. Place posters and brochures at public and community locations.	General Fund	Planning Department	Ongoing
Program Actions Summary: Total Units to be Constructed: 75 new housing units as follows: a) 13 low density residential units on one 2- acre site and b) 62 high density residential units on one site being considered for senior housing. Total Units to be Rehabilitated: 0 as no need identified. Total Units to be Conserved: 155 at-risk affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units, for a total of 203 units.					

Section 1: General Information					
1.1	Project Name	[Project Name]			
1.2	Project Number	[Project Number]			
1.3	Project Manager	[Project Manager]			
1.4	Project Sponsor	[Project Sponsor]			
1.5	Project Start Date	[Project Start Date]			
1.6	Project End Date	[Project End Date]			
1.7	Project Budget	[Project Budget]			
1.8	Project Risk Level	[Project Risk Level]			
1.9	Project Status	[Project Status]			
1.10	Project Description	[Project Description]			
1.11	Project Objectives	[Project Objectives]			
1.12	Project Deliverables	[Project Deliverables]			
1.13	Project Stakeholders	[Project Stakeholders]			
1.14	Project Communication Plan	[Project Communication Plan]			
1.15	Project Reporting Structure	[Project Reporting Structure]			
1.16	Project Approval Process	[Project Approval Process]			
1.17	Project Change Management	[Project Change Management]			
1.18	Project Risk Management	[Project Risk Management]			
1.19	Project Quality Management	[Project Quality Management]			
1.20	Project Resource Management	[Project Resource Management]			
1.21	Project Procurement Management	[Project Procurement Management]			
1.22	Project Stakeholder Engagement	[Project Stakeholder Engagement]			
1.23	Project Communication	[Project Communication]			
1.24	Project Reporting	[Project Reporting]			
1.25	Project Approval	[Project Approval]			
1.26	Project Change	[Project Change]			
1.27	Project Risk	[Project Risk]			
1.28	Project Quality	[Project Quality]			
1.29	Project Resource	[Project Resource]			
1.30	Project Procurement	[Project Procurement]			
1.31	Project Stakeholder	[Project Stakeholder]			
1.32	Project Communication	[Project Communication]			
1.33	Project Reporting	[Project Reporting]			
1.34	Project Approval	[Project Approval]			
1.35	Project Change	[Project Change]			
1.36	Project Risk	[Project Risk]			
1.37	Project Quality	[Project Quality]			
1.38	Project Resource	[Project Resource]			
1.39	Project Procurement	[Project Procurement]			
1.40	Project Stakeholder	[Project Stakeholder]			
1.41	Project Communication	[Project Communication]			
1.42	Project Reporting	[Project Reporting]			
1.43	Project Approval	[Project Approval]			
1.44	Project Change	[Project Change]			
1.45	Project Risk	[Project Risk]			
1.46	Project Quality	[Project Quality]			
1.47	Project Resource	[Project Resource]			
1.48	Project Procurement	[Project Procurement]			
1.49	Project Stakeholder	[Project Stakeholder]			
1.50	Project Communication	[Project Communication]			
1.51	Project Reporting	[Project Reporting]			
1.52	Project Approval	[Project Approval]			
1.53	Project Change	[Project Change]			
1.54	Project Risk	[Project Risk]			
1.55	Project Quality	[Project Quality]			
1.56	Project Resource	[Project Resource]			
1.57	Project Procurement	[Project Procurement]			
1.58	Project Stakeholder	[Project Stakeholder]			
1.59	Project Communication	[Project Communication]			
1.60	Project Reporting	[Project Reporting]			
1.61	Project Approval	[Project Approval]			
1.62	Project Change	[Project Change]			
1.63	Project Risk	[Project Risk]			
1.64	Project Quality	[Project Quality]			
1.65	Project Resource	[Project Resource]			
1.66	Project Procurement	[Project Procurement]			
1.67	Project Stakeholder	[Project Stakeholder]			
1.68	Project Communication	[Project Communication]			
1.69	Project Reporting	[Project Reporting]			
1.70	Project Approval	[Project Approval]			
1.71	Project Change	[Project Change]			
1.72	Project Risk	[Project Risk]			
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1.82	Project Quality	[Project Quality]			
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1.91	Project Quality	[Project Quality]			
1.92	Project Resource	[Project Resource]			
1.93	Project Procurement	[Project Procurement]			
1.94	Project Stakeholder	[Project Stakeholder]			
1.95	Project Communication	[Project Communication]			
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CONSERVATION/OPEN SPACE ELEMENT



GENERAL PLAN

CONSERVATION OPEN SPACE ELEMENT



GENERAL PLAN

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GENERAL PLAN

Purpose of the Conservation/ Open Space Element

The uniqueness of Rancho Santa Margarita is due, in large part, to its many natural and open space resources including creeks, parks, vegetation and scenic vistas. The Conservation/Open Space Element focuses on the preservation and enhancement of these resources to ensure a high quality living environment in future years.

The Rancho Santa Margarita Conservation/Open Space Element meets the State requirements for Conservation and Open Space elements as defined in Sections 65302(d) and 65302(e) of the Government Code. According to these requirements, the Conservation element must contain goals and policies to protect and maintain natural resources such as water, soils, wildlife, and minerals, and prevent wasteful resource exploitation and destruction. The Open Space element must address several open space categories, such as those used for the preservation of natural resources, outdoor recreation, as well as open space maintained for public health and safety. This last category of open space is addressed in the Safety Element. Additionally, while air quality is not a State-mandated element, air quality is included in the Conservation/Open Space Element to address reducing pollutant levels through stationary source, mobile source, transportation and land use control, and energy conservation measures. Because the subjects required to be addressed under the Conservation element and Open Space element overlap substantially, the two elements have been combined for this Plan.



Scope and Content of the Conservation/ Open Space Element

The Conservation/Open Space Element expresses community goals to protect environmental resources and open space. Resources addressed in this Element include: a) ecological and biological resources; b) scenic resources; c) water supply and conservation; d) water quality; and e) and energy conservation. Because daily

activities in Rancho Santa Margarita affect air quality outside City boundaries, regional air quality issues are also addressed in this Element.

The Conservation/Open Space Element is comprised of three sections: 1) this Introduction; 2) Issues, Goals and Policies; and 3) the Conservation/Open Space Plan. In the Issues, Goals and Policies section, community open space needs and resource management issues are identified and corresponding goals and policies are established. The goals, which are overall statements of the City's desires, are comprised of broad statements of purpose and direction. The policies serve as guidelines for planning and maintaining recreational facilities, enhancing the natural amenities of Rancho Santa Margarita and minimizing the environmental effects of planned development.

***Related Plans
and Programs***

The plans and programs described below relate to resources addressed in the Conservation/Open Space Element.

Federal Endangered Species Act

The Federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to federally listed species and habitat occupied by federally listed species. Federally listed species are most likely to occur within riparian habitat areas in the City's floodplains, canyons and hillsides. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits "taking" any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to United States jurisdiction.

U.S. Fish and Wildlife Service and Department of Fish and Game Regulations

Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or any activity in a lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species as described above. Future development in Rancho Santa Margarita that has the potential to affect wildlife habitat will be subject to the regulations of these federal and state agencies.

Federal Clean Water Act

The Federal Clean Water Act (CWA), administered by the Environmental Protection Agency (EPA), employs a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support the protection and propagation of fish, shellfish, and wildlife.

For many years following the passage of CWA in 1972, efforts focused on regulating discharges from traditional point source facilities, such as sewage plants and industrial facilities, with little attention paid to runoff from streets, construction sites, farms, and other wet-weather sources. Starting in the late 1980s, efforts to address polluted runoff have increased significantly, primarily through voluntary programs, including cost-sharing with landowners who must manage runoff. Also, there has been a slight shift from a pollutant-by-pollutant and source-by-source approach to holistic watershed-based strategies.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for thorough environmental analysis of projects impacting the environment. The provisions of the law and environmental review procedures are described in the CEQA statutes and CEQA Guidelines. CEQA will continue to be instrumental in ensuring that the environmental impacts associated with local development projects are appropriately assessed and mitigated.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish & Game Code §§2050, et. seq.) generally parallels the main provisions of the Federal Endangered Species Act and is administered by the California Department of Fish and Game (CDFG). CESA prohibits the “taking” of listed species except as otherwise provided in State law. Any future development or redevelopment in Rancho Santa Margarita that has the potential to affect wildlife will be subject to the restrictions contained in CESA.

Federal Child Welfare Act

The Federal Child Welfare Act (FCWA) is a landmark piece of legislation that was passed in 1974. It was the first federal law to establish a national system of child welfare services. The act was designed to protect the rights of children and to ensure that they are treated fairly and with dignity. It also established a framework for the delivery of child welfare services across the country.

The act was passed in response to a growing concern about the treatment of children in the United States. At the time, there were many children in foster care who were being abused or neglected. The act was designed to address these issues and to ensure that children are protected from harm. It also established a framework for the delivery of child welfare services across the country.

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National Pollutant Discharge Elimination System (NPDES)

Rancho Santa Margarita is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB), which implements the NPDES permit for the San Diego area (including southern Orange County). The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that impacts water quality of receiving waters (such as streams and lakes). Under the NPDES permit, each jurisdiction must implement measures to reduce urban runoff during all phases of development: planning, construction and existing uses. Requirements include incorporating Best Management Practices to reduce runoff from construction and existing uses, reporting any violations to the SDRWQCB and education regarding the negative water quality impacts from urban runoff.

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to reduce traffic congestion and improve air quality. These measures include the requirement that each jurisdiction develop an air quality component within its General Plan.

County of Orange General Plan Resources Element

The County of Orange General Plan Resources Element includes an inventory of the Countywide resources, such as wildlife, energy, water, air and open space. The Element also includes goals, policies and programs for development, management, preservation and conservation of the County resources. This Element provides sources of regional information affecting Rancho Santa Margarita and identifies resource policies and programs that apply to the unincorporated northeast portion of the Rancho Santa Margarita planning area.

National Recreation and Park Association



The National Recreation and Park Association (NRPA) is a membership organization that focuses on advancing parks, recreation and environmental conservation efforts that enhance the quality of life for all people. The NRPA provides many services related to parks and recreation, including the development of youth programs, parks and recreation career information, safety and education. The NRPA also publishes national guidelines for parks and recreation development and conservation.

California Subdivision Map Act

Section 66477 of the Government Code provides local jurisdictions with the authority to acquire parklands in association with new land divisions. This provision of State law allows a city, by ordinance, to require the dedication of land, dedication of improvements, payment of an in-lieu fee, or any combination of these items, for park and recreational purposes as a condition on approving a subdivision map.

Master Plan of Local Parks

The County of Orange Master Plan of Local Parks is designed to meet the local recreation needs of the unincorporated county area. In conjunction with the Local Park Code, the Master Plan of Local Parks is intended to provide for comprehensive local park planning and programming.

Master Plan of Regional Riding and Hiking Trails

The County of Orange Master Plan of Regional Riding and Hiking Trails includes an inventory of existing and proposed trails, and standards and criteria for the provision of new trails. This plan also provides policies and programs to implement the future development and operation of the Countywide trails system to which Rancho Santa Margarita links.

Master Plan of Regional Recreation Facilities

The County of Orange Master Plan of Regional Recreational Facilities includes an inventory of existing and proposed regional parks, County harbors, marine life refuges, County beaches and historical sites. The purpose of the plan is to provide a countywide

Abstract

The National Commission on the Status of Women (NCSW) is a nonpartisan, bipartisan body of 15 members, including 10 women and 5 men, appointed by the President. The NCSW was created by Executive Order in 1959, and its mandate is to study and report on the status of women in the United States. The NCSW has issued several reports, including the landmark 1961 report, *The Status of Women in the United States*, which identified the need for federal legislation to address the status of women in the workforce, education, and public life. The NCSW continues to monitor and report on the status of women in the United States, and its work has been instrumental in the passage of the Equal Rights Amendment (ERA) and the Equal Pay Act of 1963.



Commission on the Status of Women

Before 1959, the Commission on the Status of Women (COW) was a nonpartisan, bipartisan body of 15 members, including 10 women and 5 men, appointed by the President. The COW was created by Executive Order in 1959, and its mandate is to study and report on the status of women in the United States. The COW has issued several reports, including the landmark 1961 report, *The Status of Women in the United States*, which identified the need for federal legislation to address the status of women in the workforce, education, and public life. The COW continues to monitor and report on the status of women in the United States, and its work has been instrumental in the passage of the Equal Rights Amendment (ERA) and the Equal Pay Act of 1963.

History of the Commission

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regional recreation network to meet the needs of present and future residents of Orange County.

County of Orange Recreation Element

The Recreation Element of the County of Orange General Plan provides an inventory of existing and proposed parks and open space, and includes the Local Parks, Regional Trails and Regional Recreation Facilities Master Plans. O'Neill Regional Park is located within Rancho Santa Margarita and is subject to the County Recreation Element.

Planned Communities

Rancho Santa Margarita has been developed as a series of Planned Communities prior to incorporation. The Planned Communities comprising the incorporated City include Rancho Santa Margarita Planned Community, Rancho Trabuco Planned Community, Robinson Ranch Planned Community, and Dove Canyon Planned Community. In addition, the planning area includes the Northeast Rancho Santa Margarita Planned Community located outside of the existing City boundaries. This future Planned Community designation includes provisions for recreational and open space resources.

Relationship to Other General Plan Elements

The Conservation/Open Space Element must be consistent with the other General Plan elements and all elements of the General Plan are interrelated to a degree. Certain goals and policies of one element may also address issues that are the primary subjects of other elements. Table COS-1 located in the following section identifies related goals and policies by General Plan element. The integration of overlapping issues throughout the General Plan elements provides a strong basis for the implementation of plans and programs and achievement of community goals. The Conservation/Open Space Element most closely relates to the Land Use and Safety Elements.

The Land Use Element provides a planned land use pattern with the following general land use designations: Residential; Commercial and Business; Public/Quasi Public; Open Space and Other land use designations. The more specific Parks, Open Space, Open Space Golf and Regional Open Space designations are applied to public and private lands that are intended for conservation, open space, and recreational uses. These designations apply to areas that have an abundance of natural resources, visual resources, recreational value, and/or public safety concerns.

regional economic system to take the form of growth and development of the region.

History of Community Development

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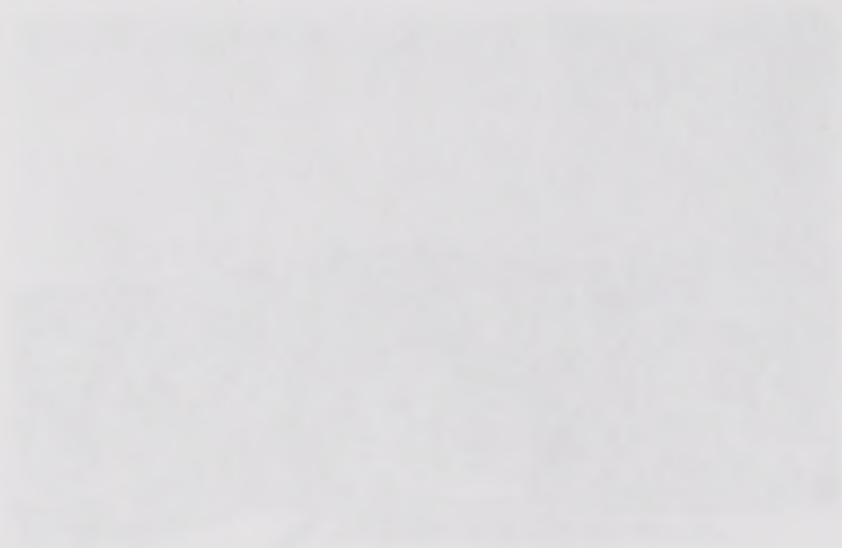
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Relationship to
Community
Development

The Safety Element relates to the Conservation/Open Space Element by identifying hazard-prone areas such as floodplains, potentially unstable hillside areas and seismic hazard areas that should be conserved as open space.



The following information is for your information only. It is not intended to be used as a basis for any action. It is the responsibility of the user to ensure that the information is accurate and up-to-date.





Issues, Goals and Policies

Rancho Santa Margarita possesses valuable assets in the form of its open space and natural resources. Conservation and enhancement of these assets can be accomplished by addressing certain issues affecting the City. The goals, policies, and plan in the Conservation/Open Space Element address six major issues including: 1) ecological and biological resources; 2) scenic resources; 3) water supply and conservation; 4) water quality; 5) air quality; and 6) energy conservation. Each issue and the related goals and policies are included in this section of the Conservation/Open Space Element.

Ecological and Biological Resources

Rancho Santa Margarita contains important ecological and biological resources such as Tijeras and Trabuco Creeks, O'Neill Regional Park, and the natural plants and wildlife that inhabit them. In a region of growth and urbanization, these resources are threatened by the encroachment of urban development. To conserve these important resources for future generations and to preserve the quality of life in the community, these important ecological and biological resources need to be protected.

Goal 1: **Protect and enhance the significant ecological and biological resources within and surrounding the community.**

Policy 1.1: Preserve ecological and biological resources by maintaining these resources as open space.

Policy 1.2: Continue to preserve the coast live oak woodlands in the City by retaining the habitat as open space.

Policy 1.3: Protect and enhance the creeks, lakes and adjacent wetlands for their value in providing visual amenity, habitat for wildlife and recreational opportunities.

Policy 1.4: Through land use planning, environmental review, and conditions placed on development projects, reduce the impact of urban development on important ecological and biological resources, including the beneficial uses of receiving waters.

Policy 1.5: Coordinate with local, regional, state and federal agencies with jurisdiction over parks and open space in the community to secure permanent access easements

for passive recreational and trail purposes where needed.

Policy 1.6: Coordinate with park owners and operators to convert existing passive parkland to active recreational space.

Policy 1.7: Establish and ensure maintenance of a standard of 3 acres of active park land per 1,000 population.

Scenic Resources

Rancho Santa Margarita is rich with scenic resources such as Lake Santa Margarita, its ridgelines, creeks, open space and views of the surrounding hillsides. These resources provide open vistas and variety in the scenic quality of the City. The preservation of these resources is key to maintaining the community's character and identity.

Goal 2: **Maintain community character and identity by protecting the City's scenic resources and vistas.**

Policy 2.1: Maintain scenic resources, such as the City's hillsides, ridgelines and surface water resources as open space.

Policy 2.2: Encourage and maintain high-quality architectural and landscaping design to preserve the community's visual character.

Water Supply and Conservation

The City depends on imported water for its urban activities. Urban development depends on adequate supplies of water. The City must promote the conservation of water resources in order to sustain existing and future economic and population growth.

Goal 3: **Promote an adequate supply of water through the conservation of water resources.**

Policy 3.1: Coordinate water supply programs with responsible local, regional state and federal agencies.

Policy 3.2: Encourage the production, distribution, and use of recycled water.

Policy 3.3: Participate in and implement local and regional programs that promote water conservation.

Policy 3.4: Promote water conservation in residential and non-residential uses.

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Water Quality

The City contains ground and surface water resources (Lake Santa Margarita, the Upper Oso Reservoir, Tijeras Canyon Creek, and Trabuco Creek) that are subject to various sources of pollution associated with urban runoff. To protect public safety and these water resources the quality of our water resources needs to be monitored and protected.

Goal 4: Promote a safe supply of potable water for community uses.

Policy 4.1: Coordinate water quality programs with responsible local, regional, state and federal agencies.

Policy 4.2: Participate in applicable and enforceable local, regional, state, and federal efforts to protect and enhance potable water quality.

Policy 4.3: Encourage the development of new water sources, and encourage efforts for development of new water sources by the Santa Margarita and Trabuco Canyon Water Districts.

Goal 5: Protect the beneficial uses of ground and surface waters.

Policy 5.1: To the maximum extent practicable, adopt and enforce regulations and engage in educational efforts to eliminate pollution from urban runoff.

Policy 5.2: Preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.

Policy 5.3: Limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways and bridges.

Air Quality

Air quality within the South Coast Air Basin does not presently meet state and federal standards. Cooperation among all agencies in the basin is necessary to achieve desired improvements to air quality. Rancho Santa Margarita can participate and contribute its share to those efforts by proper planning and participation in regional air quality management programs.

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Faculty

Faculty

Goal 6: Cooperate with local and regional agencies to improve air quality.

Policy 6.1: Cooperate with the South Coast Air Quality Management District and Southern California Association of Governments in their efforts to implement the regional Air Quality Management Plan.

Policy 6.2: Integrate air quality planning with land use, economic development, and transportation planning.

Policy 6.3: Encourage the expansion and retention of local serving retail businesses (e.g., restaurants, family medical offices, drug stores) to reduce the number and length of automobile trips to comparable services located in other jurisdictions.

Policy 6.4: Encourage alternative modes of transportation, such as walking, biking, and public transportation to reduce emissions associated with automobile use.

Energy Conservation

Urban development depends on adequate supplies and distribution of energy. The City must promote the conservation of energy in order to sustain existing and future economic and population growth.

Goal 7: Encourage energy conservation.

Policy 7.1: Participate in local, regional, and state programs that promote energy conservation and alternative energy sources.

Policy 7.2: Collaborate with energy suppliers and distributors to institute energy conservation programs, and inform the public of these programs.

Policy 7.3: Enforce building code requirements and apply standards that promote energy conservation.

Cultural Resources

Rancho Santa Margarita contains important archeological and palentological sites. In a region of growth and urbanization, these resources are threatened by the encroachment of urban development.

Goal 8: Preserve and protect historical, archaeological, and palentological resources.

Case 1: Community with high and stable growth in population and high

Case 2: Community with low and stable growth in population and low

Case 3: Community with high growth in population and high

Case 4: Community with low growth in population and low

Case 5: Community with high growth in population and high

Case 6: Community with low growth in population and low

Case 7: Community with high growth in population and high

Case 8: Community with low growth in population and low

Case 9: Community with high growth in population and high

Case 10: Community with low growth in population and low

Case 11: Community with high growth in population and high

Case 12: Community with low growth in population and low

Community Growth

Community Growth

Policy 8.1: Balance the benefits of development with a project's potential impacts to existing cultural resources.

Policy 8.2: Identify, designate, and protect sites of historic importance.

Related Goals and Policies

The goals and policies in the Conservation/Open Space Element are directly related to and support subjects included in other General Plan elements. In turn, many goals and policies from other elements directly support the goals and policies of the Conservation/Open Space Element. These supporting goals and policies are identified in Table COS-1.

Table COS-1
Conservation/Open Space Related
Goals and Policies by Element

General Plan Element	Conservation/Open Space Element Issue Areas					
	Ecological and Biological Resources	Scenic Resources	Water Supply and Conservation	Water Quality	Air Quality	Energy Conservation
Land Use	1.3, 1.5, 2.4, 12.1, 12.2, 12.4, 12.5	2.1, 2.3, 2.6	5.1, 5.2, 5.3, 5.4, 5.5, 5.6	4.1, 4.2, 4.3, 4.4, 5.1, 5.4	3.3	
Housing	1.7	2.1				
Circulation	4.1, 4.2, 4.3	4.3		2.4	2.3, 3.1, 3.3, 3.5	
Economic Development		2.7, 2.8				
Conservation /Open Space						
Safety	3.5	1.3	1.2	1.6	2.1	
Noise		1.2, 3.2				1.3



GENERAL PLAN

Conservation/Open Space Plan

The combination of unique environmental amenities and modern development gives Rancho Santa Margarita a positive, enduring identity. The Conservation/Open Space Plan establishes an approach to protect and enhance these assets. The Plan addresses the issues and related goals and policies identified in the previous section. The goals and policies, serving as the basis for the Plan, are supported by several approaches to protect and enhance these valuable resources. The Conservation/Open Space Implementation Program contained in Appendix A of this General Plan is an extension of this plan and contains specific programs to achieve the goal of the protection and enhancement of these resources.

Ecological and Biological Resources

The setting of Rancho Santa Margarita is unique among urban communities due to the many open space areas around and within the City. Figure COS-1 illustrates the open space resources that add to the natural beauty of the area. Approximately 66% of the land area within the City is designated for some form of passive open space or active park use. The Land Use Element has four separate open space land use designations: P (Parks), OS (Open Space), OSG (Open Space Golf), and ROS (Regional Open Space). These designations provide for a variety of passive and active recreational opportunities as well as preserving natural resources that add to the character of the community.

Sensitive Resources

The City of Rancho Santa Margarita contains a combination of developed areas dominated by residential and commercial buildings, roads, golf courses and other human made features, and designated open space areas containing undeveloped native vegetation. Within the developed areas are extensive non-native landscape plantings. Areas of native vegetation located within the City include: O'Neill Regional Park, both sides of the Foothill Transportation Corridor in the southern portion of the City, and portions of open space located east/northeast of Dove Canyon and northeast of Robinson Ranch.

Seven vegetation communities are located in the City of Rancho Santa Margarita: urban/developed, agriculture, chaparral, non-native

Conservation and Open Space Plan

The Commission on Open Space and Parks has been established to study and report on the state of open space and parks in the County of Los Angeles. The Commission was created by the Board of Supervisors in 1970. Its mandate is to study and report on the state of open space and parks in the County of Los Angeles. The Commission was created by the Board of Supervisors in 1970. Its mandate is to study and report on the state of open space and parks in the County of Los Angeles. The Commission was created by the Board of Supervisors in 1970. Its mandate is to study and report on the state of open space and parks in the County of Los Angeles.

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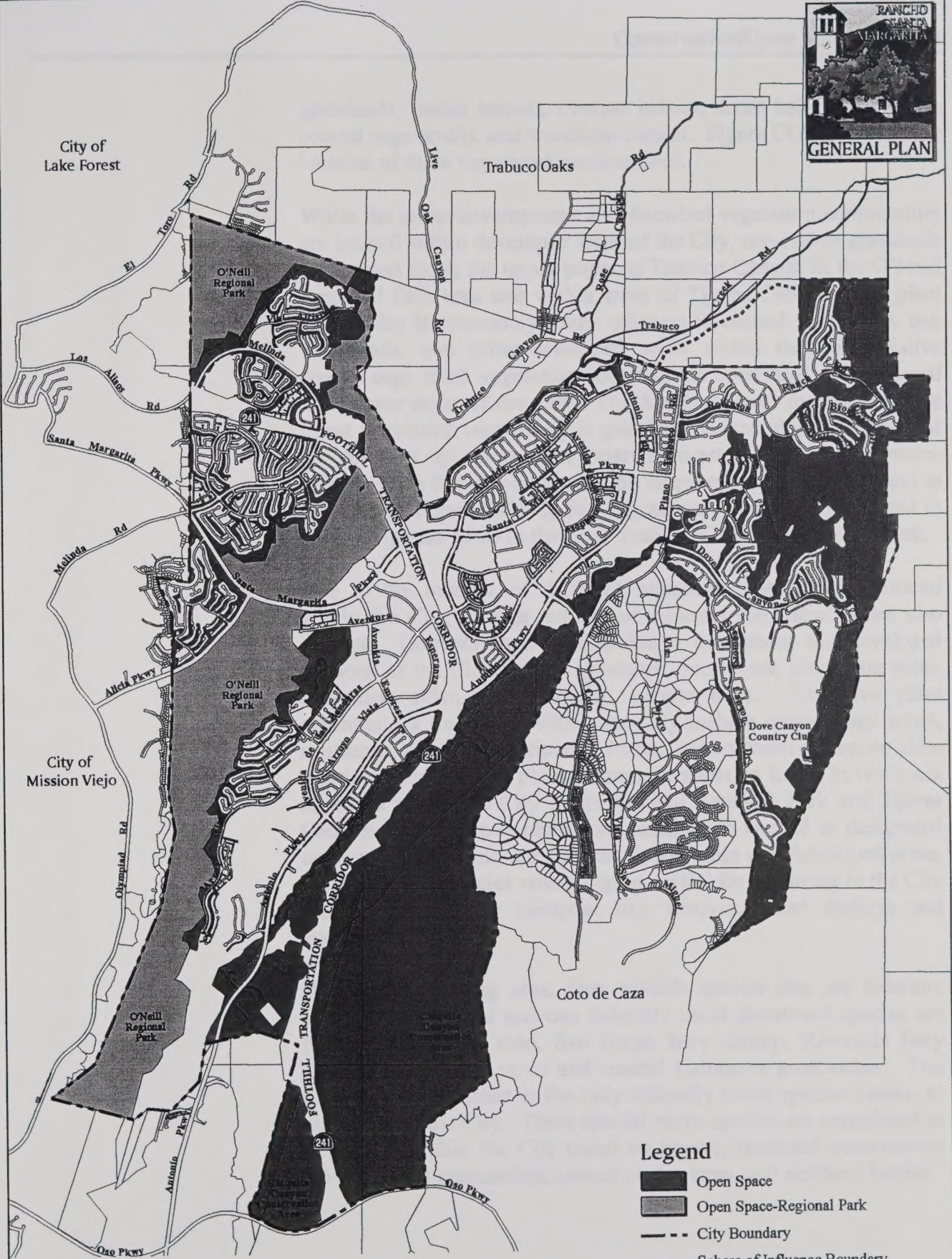
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Map of the County of Los Angeles showing the location of the Commission on Open Space and Parks.



Legend

- Open Space
- Open Space-Regional Park
- City Boundary
- Sphere of Influence Boundary
- Future Planned Community Boundary

Sources: Orange County Land Base, 2001;
Cotton/Bridges/Associates, 2001

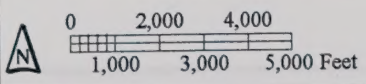


Figure COS-1
Open Space Resources



Open State Resources
A map of the United States showing state boundaries and major cities. The map is oriented with North at the top. The title 'Open State Resources' is located in the bottom left corner. The map shows the contiguous United States with state boundaries clearly marked. Major cities are indicated by dots and labeled. The map is a grayscale image with a grid overlay.

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A map of the United States showing state boundaries and major cities. The map is oriented with North at the top. The title 'Open State Resources' is located in the bottom left corner. The map shows the contiguous United States with state boundaries clearly marked. Major cities are indicated by dots and labeled. The map is a grayscale image with a grid overlay.

grasslands, marsh habitat, riparian habitat, scrub habitat (including coastal sage scrub), and woodland habitat. Figure COS-2 depicts the location of these vegetation communities.

While the urban/development and disturbed vegetation communities are located within developed areas of the City, non-native grasslands are located along the upper edges of Trabuco Canyon in the O'Neill Regional Park area and within areas of Tijeras Canyon. This plant community is commonly found adjacent to coastal sage scrub, oak woodlands, and urban/developed areas within the City. Native coastal sage scrub vegetation occurs in the open space and regional open space areas of the City. The Southern coast live oak riparian forest vegetation community is generally located along the edges of the southern sycamore-alder riparian forest. Southern sycamore-alder riparian forest is dominated by large western sycamores, and as depicted in Figure COS-2, this vegetation community is located in the two riparian areas in the City: Trabuco Creek and Tijeras Creek.

Due to the number of different vegetation communities located within the City, a large number of different plant species are also present. Common tree species found throughout the developed portions of the City include sycamore, eucalyptus, pine, date palm, magnolia, alder, and Peruvian pepper trees. Sensitive plant communities that occur within the City include coastal sage scrub, southern coast live oak riparian forest, and southern sycamore-alder riparian forest. These plant communities can be found in two main locations within the City limits, O'Neill Regional Park and Tijeras Canyon. The sensitive plant communities are located in designated open space areas and are not contained within any developed areas. Sensitive plant species with a high potential for occurring in the City include intermediate mariposa lily, many-stemmed dudleya and southern tarplant.

Within the planning area, four wildlife species that are federally listed as endangered and one federally listed threatened species are present: the arroyo toad, San Diego fairy shrimp, Riverside fairy shrimp, least Bell's vireo and coastal California gnatcatcher. The California gnatcatcher is the only federally listed species known to occur within the City. Three special status species are considered to be present within the City based on known, recorded occurrences: the California gnatcatcher, coastal cactus wren, and northern harrier.

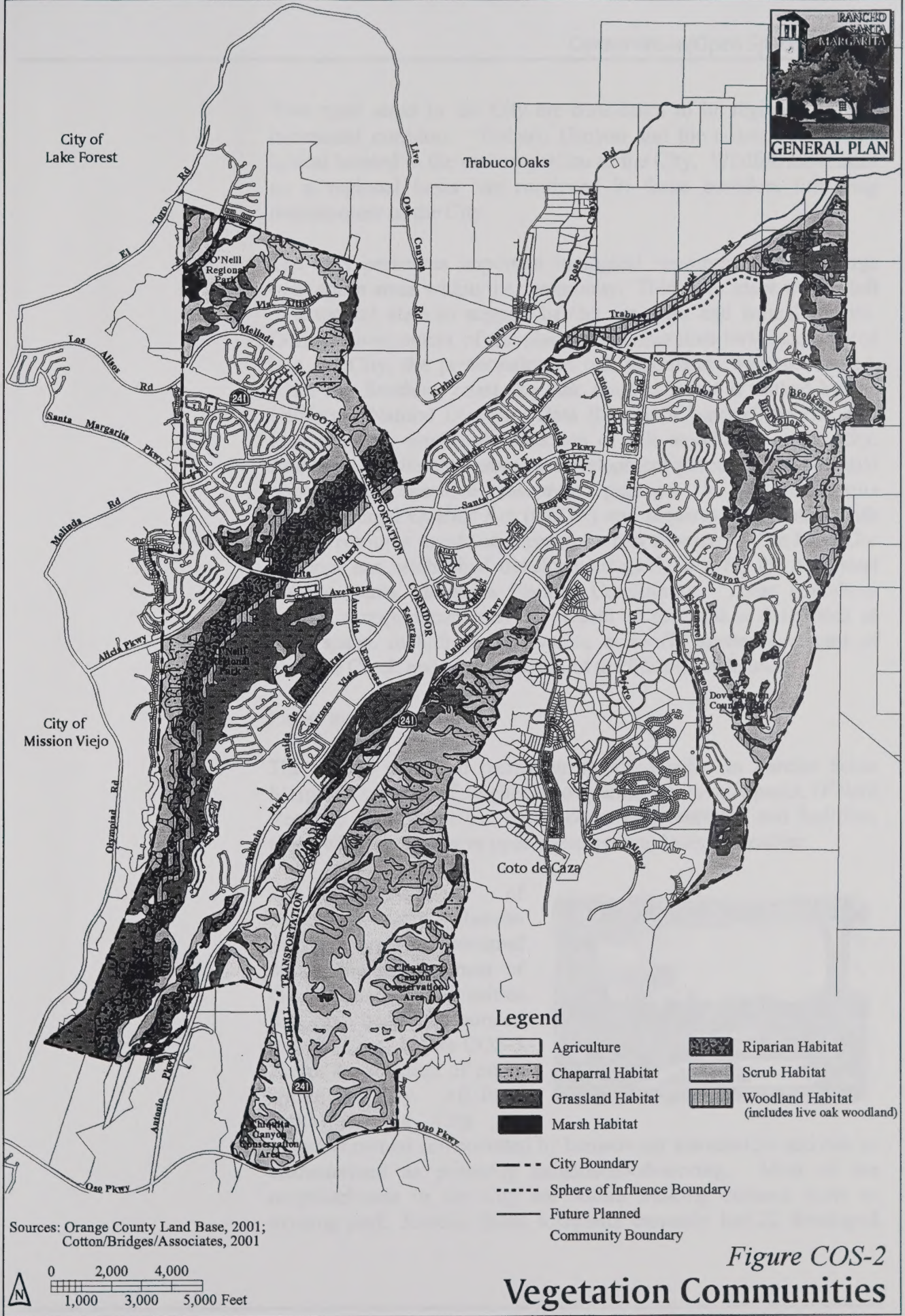


Figure COS-2
Vegetation Communities



Two main areas in the City are considered to be regional wildlife movement corridors: Trabuco Canyon and the coastal sage scrub habitat located in the eastern portion of the City. Wildlife movement on a regional basis has continued in these corridors following development of the City.

The City preserves important biological resources with the large open space areas within the community. This open space will be left in a natural state to support habitat for plant and animal species. During development of the planned communities now incorporated into the City, the preservation of oak woodlands was encouraged. Since the Southern coast live oak riparian forest is ranked by the California Natural Diversity Data Base as a “secure” habitat, this Plan supports continued protection of oak woodlands in the City. Additionally, the City assesses development proposals for potential impacts to sensitive resources pursuant to the California Environmental Quality Act (CEQA) and requires consultation with natural resource regulatory agencies when necessary. The Land Use Element has established development guidelines for the Northeast Rancho Santa Margarita Planned Community. These guidelines include a requirement that 35 percent of the land is designated as open space, including preservation of bluffs located southeast of Trabuco Creek and north and east of the Porter Ranch area.

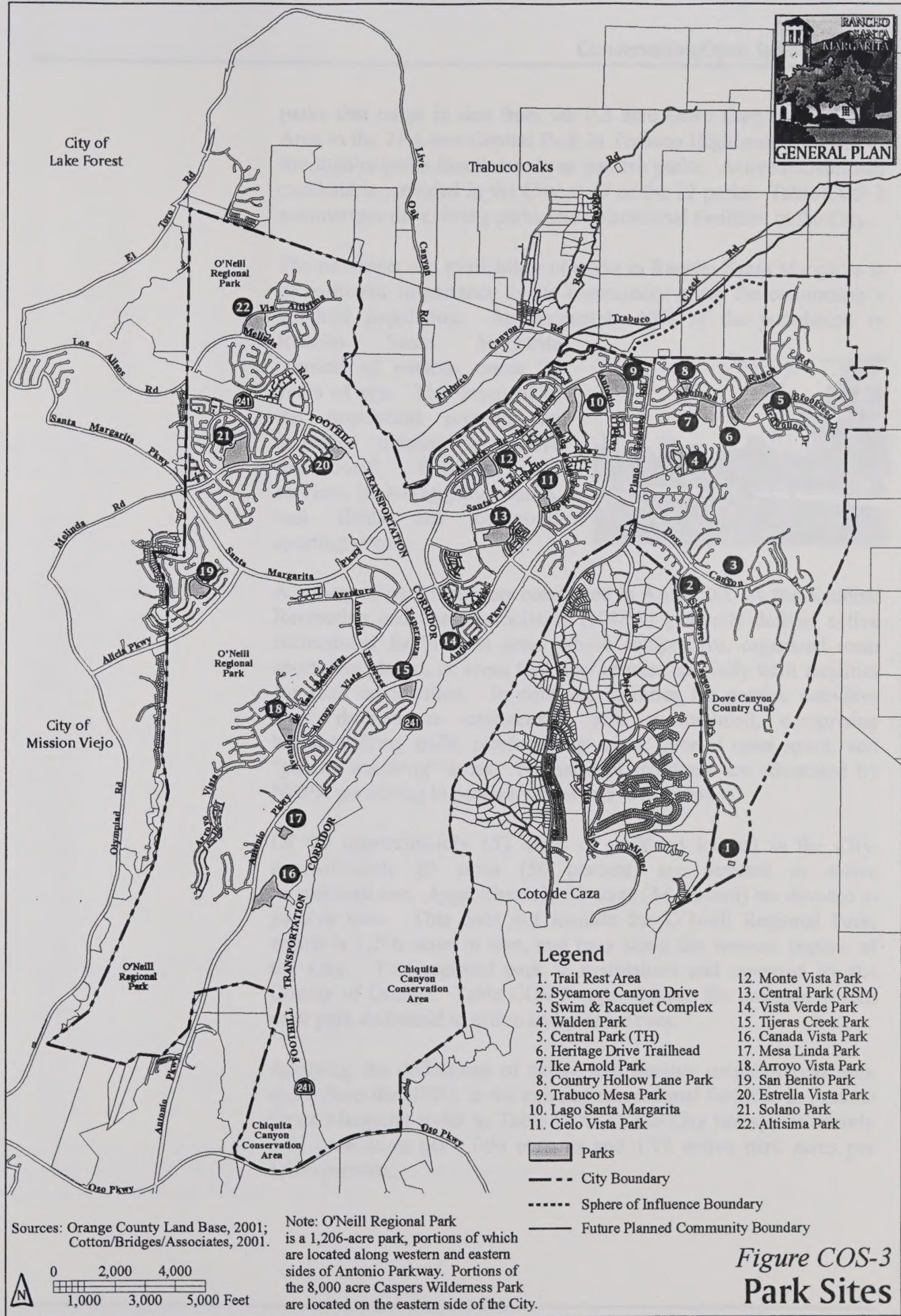
Parks and Recreation

The private park and recreation system located in Rancho Santa Margarita consists of neighborhood parks, community parks, O’Neill Regional Park, joint use parks, community services and facilities, along with the extensive open space system described earlier.

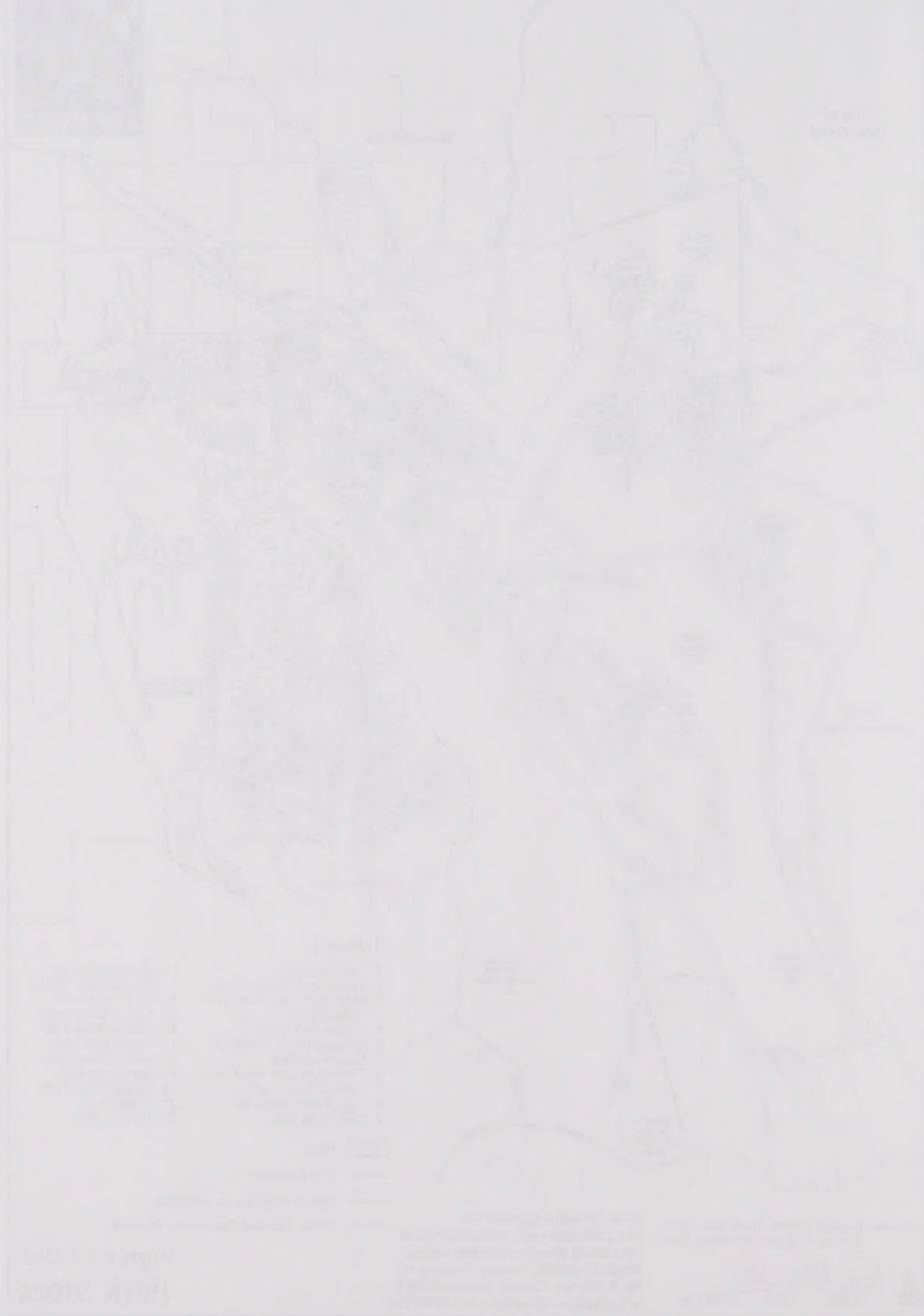
The establishment of parkland within Rancho Santa Margarita occurred during the development of the Planned Communities that have been incorporated into the City. Figure COS-3 shows the location of parks within the City. All local parks in the City are

privately owned and operated by homeowner associations and can be characterized as primarily neighborhood-serving. Most of the neighborhoods in the City are within walking distance from an existing park. Rancho Santa Margarita currently has 22 developed





**Figure COS-3
Park Sites**



Washington
State

Map of the
State of Washington
showing the
locations of the
various
counties and
the
major
cities and
towns.

parks that range in size from the 0.5 acre Dove Canyon Trail Rest Area to the 21.4 acre Central Park in Trabuco Highlands. Several of the smaller parks function only as passive parks. Active recreational parkland is provided in the City at 17 of the 22 parks. Table COS-2 summarizes the existing parks and recreational facilities in the City.

The provision and availability of parks in Rancho Santa Margarita is of particular importance to the community given the community's youthful population. Approximately 40% of the population in Rancho Santa Margarita consists of persons under 24 years of age. This segment of the population presents an increased demand for active recreational facilities and services, including playgrounds, ball fields and organized sporting events.



A survey of park managers conducted in April 2000 by the National Recreation and Park Association (NRPA) generally defined active recreational facilities as areas where competitive, organized team sports are played, or areas that may require specially built facilities for such competition. In contrast, facilities for passive activities were defined as unstructured and unscheduled, comprising hiking/walking trails, picnic/sitting areas, general open space, and "people watching" areas. No national standards are advocated by NRPA pertaining to passive versus active park space.

Of the approximately 152 acres of parkland located in the City, approximately 85 acres (56 percent) are devoted to active recreational use. Approximately 68 acres (44 percent) are devoted to passive uses. This does not include the O'Neill Regional Park, which is 1,206 acres in size, and runs along the western portion of the City. This regional park is maintained and operated by the County of Orange. Table COS-3 approximates the acreages within each park dedicated to active and passive uses.

Applying the definitions of active and passive neighborhood park space from the NRPA to the existing recreational facilities in Rancho Santa Margarita (refer to Table COS-2), the City has approximately 3.22 park acres per 1,000 persons and 1.79 active park acres per 1,000 persons.

**Table COS-2
Existing Parks and Facilities
in Rancho Santa Margarita**

	Organized Sports Fields	Baseball	Basketball	Children's Play Area/ Tot lot	Community Center/Club House	Hiking Trails	Performance Stage	Picnic Tables	Spa	Swimming Pool	Tennis	Volleyball	Roller Hockey Rink	Other Uses
Dove Canyon														
3 Swim and Racquet Complex/Golf Clubhouse			*		*			*	*	*	*	*		
2 Sycamore Canyon Drive			*					*						
1 Trail Rest Area						*		*						
Rancho Santa Margarita Planned Community														
18 Arroyo Vista	*	*		*				*		*	*	*		
14 Vista Verde Park		*						*						
16 Cañada Vista	*	*	*					*						*
13 Central Park (RSM)				*	*		*	*					*	
11 Cielo Vista				*				*			*			
10 Lago Santa Margarita					*	*	*	*		*		*		*
17 Mesa Linda			*	*				*			*	*		
12 Monte Vista	*	*	*	*				*		*				
15 Tijeras Creek	*	*		*		*		*						
9 Trabuco Mesa	*	*	*	*				*			*			
Rancho Trabuco														
22 Altissima Park	*	*	*	*				*		*	*			
19 San Benito Park			*	*				*		*	*	*		
20 Estrella Vista Park	*					*		*						
21 Solano Park	*	*	*	*				*		*		*		
Robinson Ranch, Trabuco Highlands, Walden, and Rancho Cielo														
5 Central Park (Trabuco Highlands)	*		*	*				*		*				
8 Country Hollow Lane		*	*	*						*				
6 Heritage Drive Trailhead						*		*						
7 Ike Arnold	*	*	*	*				*						
4 Walden					*	*			*	*				

Corresponds to legend on Figure COS-3, Park Sites.

Source: CBA site visits; RSM Facility Inventory from "Final Report on Programs and Services Developed by the IGCC Committee," May 2001.

Table COS-3
Active and Passive Parkland
in Rancho Santa Margarita

	Total Acres ¹	NRPA Active ²	NRPA Passive ²	OC Park Code Requirements
Dove Canyon				
3 Swim and Racquet Complex/Golf Clubhouse ³	6.5	6	.5	
2 Sycamore Canyon Drive	2.5	--	2.5	
1 Trail Rest Area	0.5	--	.5	
<i>Community Total</i>	9.5	6	3.5	12.4
Rancho Santa Margarita Planned Community				
18 Arroyo Vista	8.4	5.5	2.9	
14 Vista Verde Park	3.5	3.2	.3	
16 Cañada Vista	6	5.5	.5	
13 Central Park (RSM)	8.5	1.8	6.7	
11 Cielo Vista	2.5	1	1.5	
10 Lago Santa Margarita	16	--	16	
17 Mesa Linda	2.1	1.3	.8	
12 Monte Vista	6.9	6.2	.7	
15 Tijeras Creek	4	3.5	.5	
9 Trabuco Mesa	11.9	9.5	2.4	
<i>Community Total</i>	69.8	37.5	32.3	71.3
Rancho Trabuco				
22 Altisima Park	11.3	9.3	2	
19 San Benito Park	4.6	.7	3.9	
20 Estrella Vista Park	2.1	--	2.1	
21 Solano Park	11.9	9.8	2.1	
<i>Community Total</i>	29.9	19.8	10.1	26.8
Robinson Ranch, Trabuco Highlands, Walden, and Rancho Cielo				
5 Central Park (Trabuco Highlands)	21.4	8.0	13.4	
8 Country Hollow Lane	2.4	1.4	1	
6 Heritage Drive Trailhead	1	--	1	
7 Ike Arnold	13.6	9	4.6	
4 Walden	4.6	2.8	1.8	
<i>Community Total</i>	43	21.2	218	14.3
City of Rancho Santa Margarita	152.2	84.5	67.7	124.8

Source: CBA, Inc., 2001.

Notes:

1. Total acreage derived from Orange County GIS Land Base.
 2. CBA park inspections to determine active and passive acreage in the City. Active areas do not include areas characterized by steep slopes. These are included as passive areas.
 3. Acreage does not include golf course.
- # Corresponds to the legend on Figure COS-3, Park Sites.

In accordance with the California Subdivision Map Act, a standard of 3 acres of parkland space per 1,000 persons at a minimum should be established in Rancho Santa Margarita. This Plan establishes a parkland standard of 3 acres of active parkland space per 1,000 persons. New development in the City and the Northeast Rancho Santa Margarita Planned Community will be subject to the 3 acres of active parkland per 1,000 persons requirement.

This Plan supports the increase of active recreational facilities in existing parks and improving the utilization of these facilities. A full range of recreational opportunities to serve the community can be achieved by:

- ◆ Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available recreation programs and facilities;
- ◆ Coordinating with the park owners/operators and other organizations such as the School Districts, private schools and other appropriate agencies to achieve maximum utilization of recreation programs and facilities in the community;
- ◆ Exploring means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships, volunteers and joint use of school facilities and services; and
- ◆ Working with the park owners/operators to develop new recreation programs to reflect new needs and interests of the Rancho Santa Margarita community.

Scenic Resources

Rancho Santa Margarita is located within a natural setting that provides a unique visual character. Along with slopes and ridgelines and bluffs, several surface water resources are located in and near the City. The City has built on this natural character with high-quality architecture and design standards.

Natural Scenic Qualities

The visual character of the City includes the following features:

- ◆ Ridgelines
- ◆ Native vegetation (described under *Ecological and Biological Resources*)
- ◆ Natural watercourses

◆ Viewpoints from within the area and scenic roadways

Several ridgelines and vista points are located in Rancho Santa Margarita. These include Trabuco Canyon, Live Oak Canyon, Plano Trabuco, Ashbury Canyon, Cochise Canyon and Bell Canyon, among others.

Surface watercourses in the City include Lake Santa Margarita, the Upper Oso Reservoir, Tijeras Canyon Creek and Trabuco Creek. Several small tributaries are also located within the open space areas of the City.

The County of Orange has a Scenic Highways Plan included in the General Plan Transportation Element. The County's designated scenic highways have been divided into two categories: Viewscape Corridors and Landscape Corridors.

- ◆ **Viewscape Corridor:** A route that traverses a corridor within which unique or unusual scenic resources and aesthetic values are found. This designation is intended to minimize the impact of the highway and land development upon the significant scenic resources along the route.
- ◆ **Landscape Corridor:** A corridor that traverses developed or developing areas and has been designated for special treatment to provide a pleasant driving environment as well as community enhancement.

As depicted on Figure COS-4, Scenic Highways, the planning area has viewscape corridors and landscape corridors designated on the County Scenic Highways Plan. These corridors include:

Viewscape Corridors:

- ◆ Santa Margarita Parkway: west of City boundary; between Avenida Empresa and Plano Trabuco Road
- ◆ Plano Trabuco Road: south of Santa Margarita Parkway; north of Robinson Ranch Road
- ◆ Trabuco Canyon Road between Live Oak Canyon Road and Plano Trabuco Road
- ◆ Live Oak Canyon Road between El Toro Road and Trabuco Canyon Road
- ◆ El Toro Road throughout planning area

1. The following are the names of the authors of the book:

James M. Smith, Jr., and Robert L. Williams, Jr. are the authors of the book. The book is titled "The Christian Life" and is published by Zondervan Publishing House.

The book is a study of the Christian life and is written for Christians who are seeking to live a more godly life. It is a practical guide to the Christian life and is written in a simple, straightforward manner.

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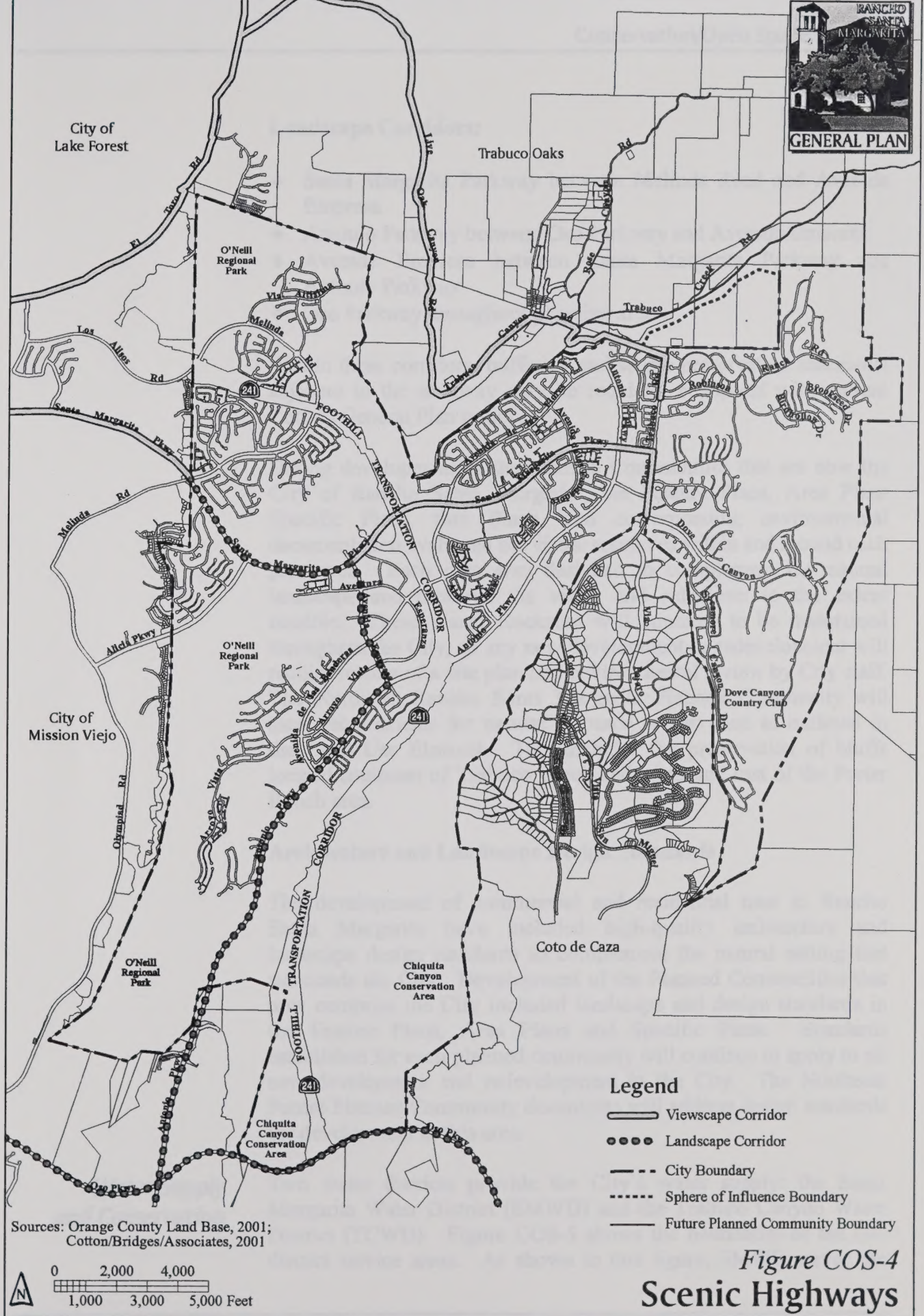
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Landscape Corridors:

- ◆ Santa Margarita Parkway between Melinda Road and Avenida Empresa
- ◆ Antonio Parkway between Oso Parkway and Avenida Empresa
- ◆ Avenida Empresa between Santa Margarita Parkway and Antonio Parkway
- ◆ Oso Parkway throughout planning area

Within these corridors, buffering and scenic preservation easements adjacent to the roadway may be required, consistent with current County General Plan policy.

During development of the Planned Communities that are now the City of Rancho Santa Margarita, the Feature Plans, Area Plans Specific Plans, Site Plans, and corresponding environmental documentation evaluated the visual resources within and around each plan area. Each plan was designed to complement the natural landscape and preserve the vistas and ridgelines to the extent feasible. These visual resources will continue to be maintained throughout the City, as any new development or redevelopment will require review of a site plan and environmental review by City staff. The Northeast Rancho Santa Margarita Planned Community will meet requirements for natural resource preservation as outlined in the Land Use Element. This includes the preservation of bluffs located southeast of Trabuco Creek and north and east of the Porter Ranch area.

Architecture and Landscape Design Standards

The development of commercial and residential uses in Rancho Santa Margarita have included high-quality architecture and landscape design standards to complement the natural setting that surrounds the City. Development of the Planned Communities that now comprise the City included landscape and design standards in the Feature Plans, Area Plans and Specific Plans. Standards established for each planned community will continue to apply to all new development and redevelopment in the City. The Northeast Future Planned Community documents will address design standards for development in this area.

Water Supply and Conservation

Two water districts provide the City's water supply: the Santa Margarita Water District (SMWD) and the Trabuco Canyon Water District (TCWD). Figure COS-5 shows the boundaries of the two district service areas. As shown in this figure, SMWD serves the

Introduction

1. The purpose of this study was to examine the relationship between the use of the Internet and the use of other information sources.
2. The study was conducted using a survey of 1000 adults.
3. The results of the study are presented in the following sections.

With the rapid growth of the Internet, it is important to understand how it is being used by the general public. This study was designed to provide information on the use of the Internet and other information sources.

The study was conducted using a survey of 1000 adults. The survey was designed to provide information on the use of the Internet and other information sources. The results of the study are presented in the following sections.

The first section of the study is a description of the study. The second section is a description of the results of the study. The third section is a discussion of the results of the study. The fourth section is a conclusion.

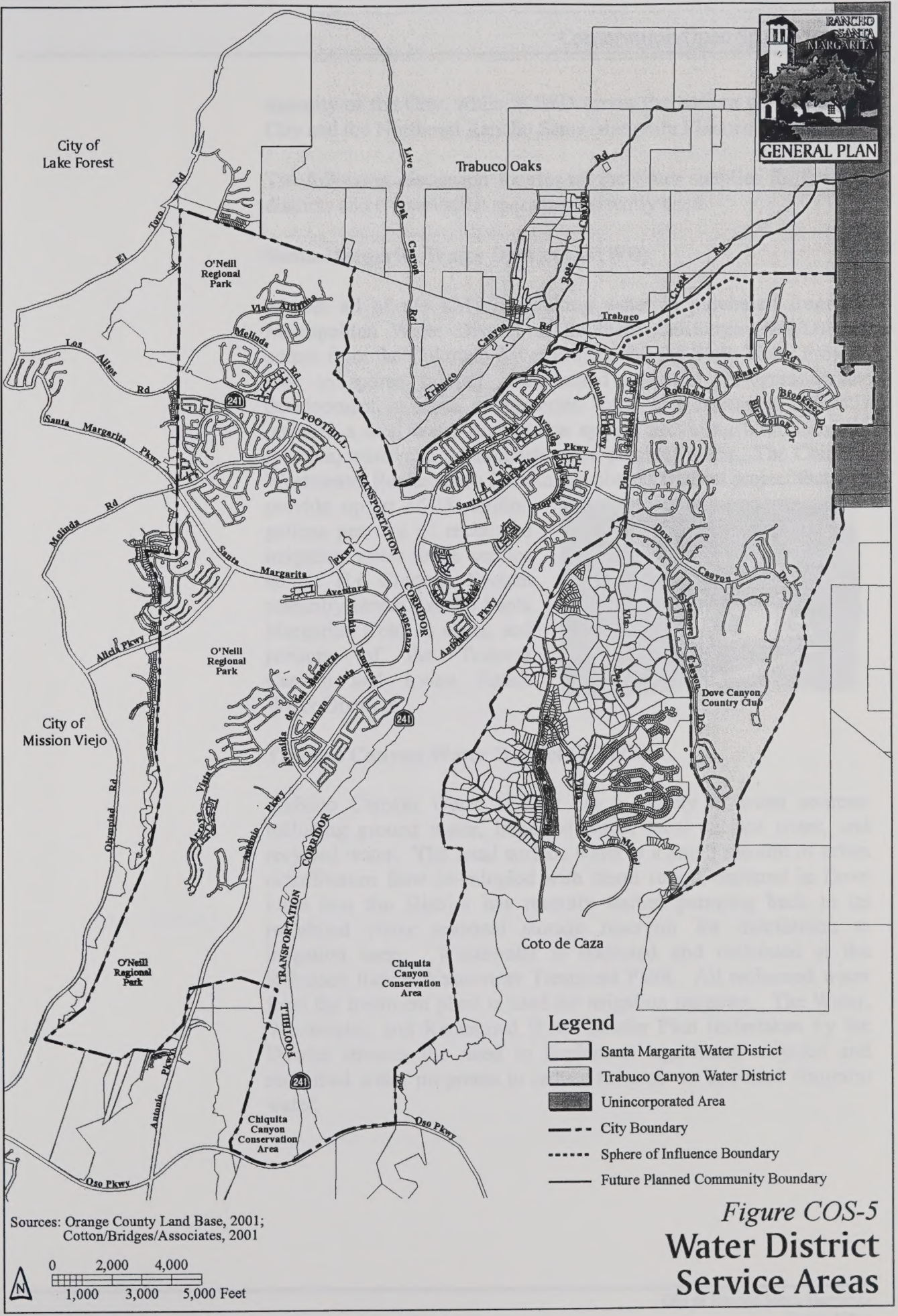
Methodology and Data Collection

The methodology of this study was designed to provide information on the use of the Internet and other information sources. The study was conducted using a survey of 1000 adults.

The data collection was conducted using a survey of 1000 adults. The survey was designed to provide information on the use of the Internet and other information sources.

Introduction
and Conclusion

The study was designed to provide information on the use of the Internet and other information sources. The study was conducted using a survey of 1000 adults.





- Legend
- Water
 - Land
 - Highway
 - Other

West District
Service Area

Map of the West District
Service Area

majority of the City, while TCWD serves the eastern portion of the City and the Northeast Rancho Santa Margarita Planned Community.

The following discussion focuses on the water supplies for the two districts and conservation measures currently used.

Santa Margarita Water District (SMWD)

Almost all of the SMWD drinking water is purchased from the Metropolitan Water District of Southern California (MWD) and comes from the Colorado River Project and the State Water Project. Due to sparse rainfall and limited potential for groundwater development, reliance on imported water is a necessity. SMWD operates a dual water distribution system providing both domestic (potable) water and nondomestic (non-potable) water. The Chiquita Wastewater Reclamation System is a phased District project that will provide up to 16-18 million gallons per day of reclaimed irrigation water to its service area. The Chiquita System presently serves Rancho Santa Margarita, Coto de Caza, and portions of the Trabuco Canyon and Irvine Ranch Water Districts.



Trabuco Canyon Water District (TCWD)

Trabuco Canyon Water District has a variety of water sources, including ground water, imported water, local surface water, and recycled water. The local surface water is a small amount of urban runoff/return flow co-mingled with storm runoff captured in Dove Lake that the District has recently started pumping back to its reclaimed water seasonal storage reservoir for distribution to irrigation users. Wastewater is collected and reclaimed at the Robinson Ranch Wastewater Treatment Plant. All reclaimed water from the treatment plant is used for irrigation purposes. The Water, Wastewater, and Reclaimed Water Master Plan undertaken by the District stresses the need to implement significant recycled and reclaimed water programs to reduce reliance on imported domestic water.

Conservation in Rancho Santa Margarita

The supply of imported water is limited and conservation efforts are needed to ensure adequate emergency storage and future supply. In addition to the water conservation measures at the SMWD and TCWD, water conservation will be encouraged by the City in the following ways:

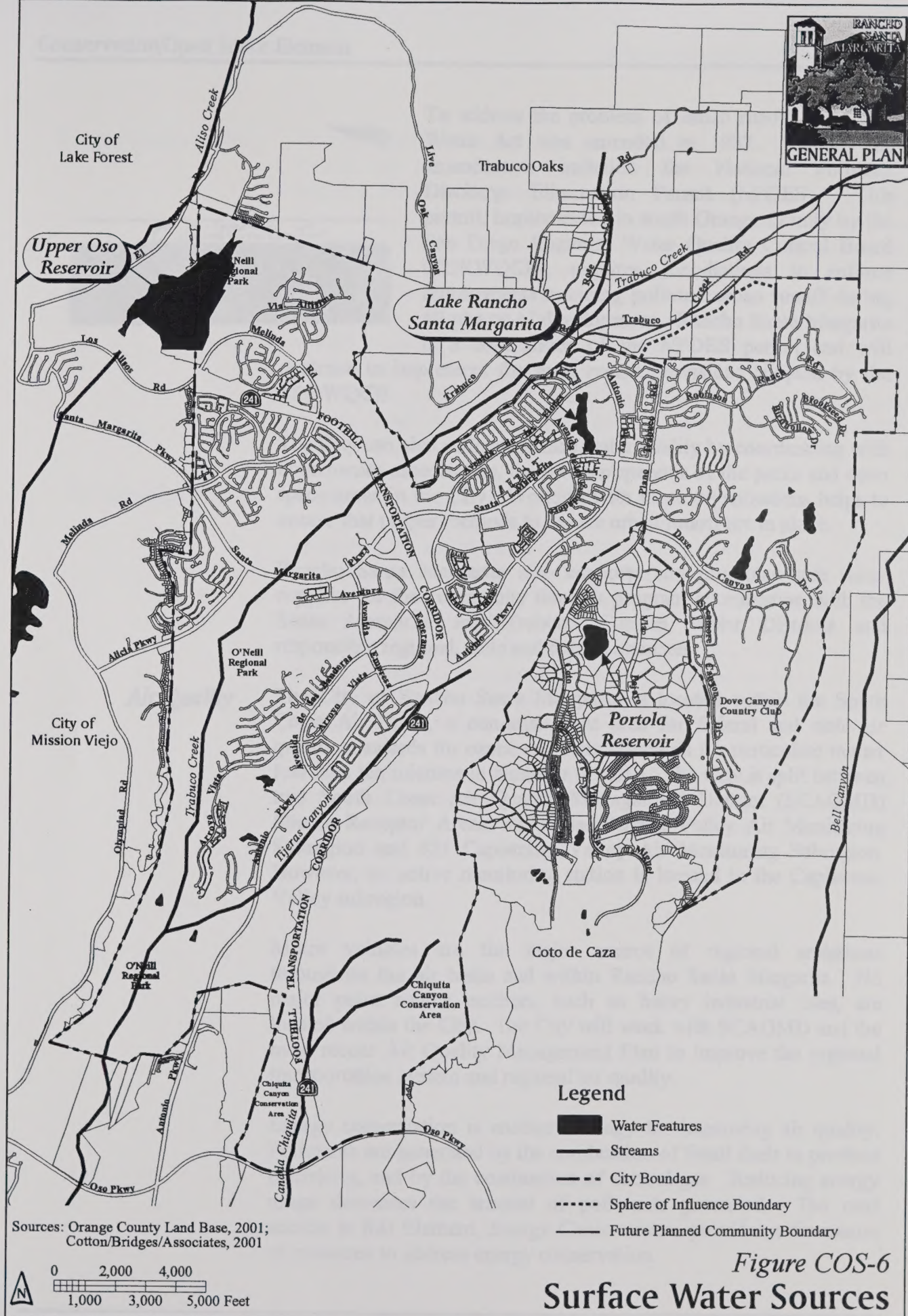
- ◆ Encouraging SMWD and TCWD to expand the production of reclaimed water and working with the districts to develop new uses for reclaimed water;
- ◆ Requiring new projects to install and maintain a dual system when reclaimed water is available;
- ◆ Requiring the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks;
- ◆ Coordinating with the water districts and major users to establish water conservation education programs; and
- ◆ Requiring the incorporation of water conservation devices, including low-flush toilets, flow restriction devices and water conserving appliances, in new development, public projects and rehabilitation projects.

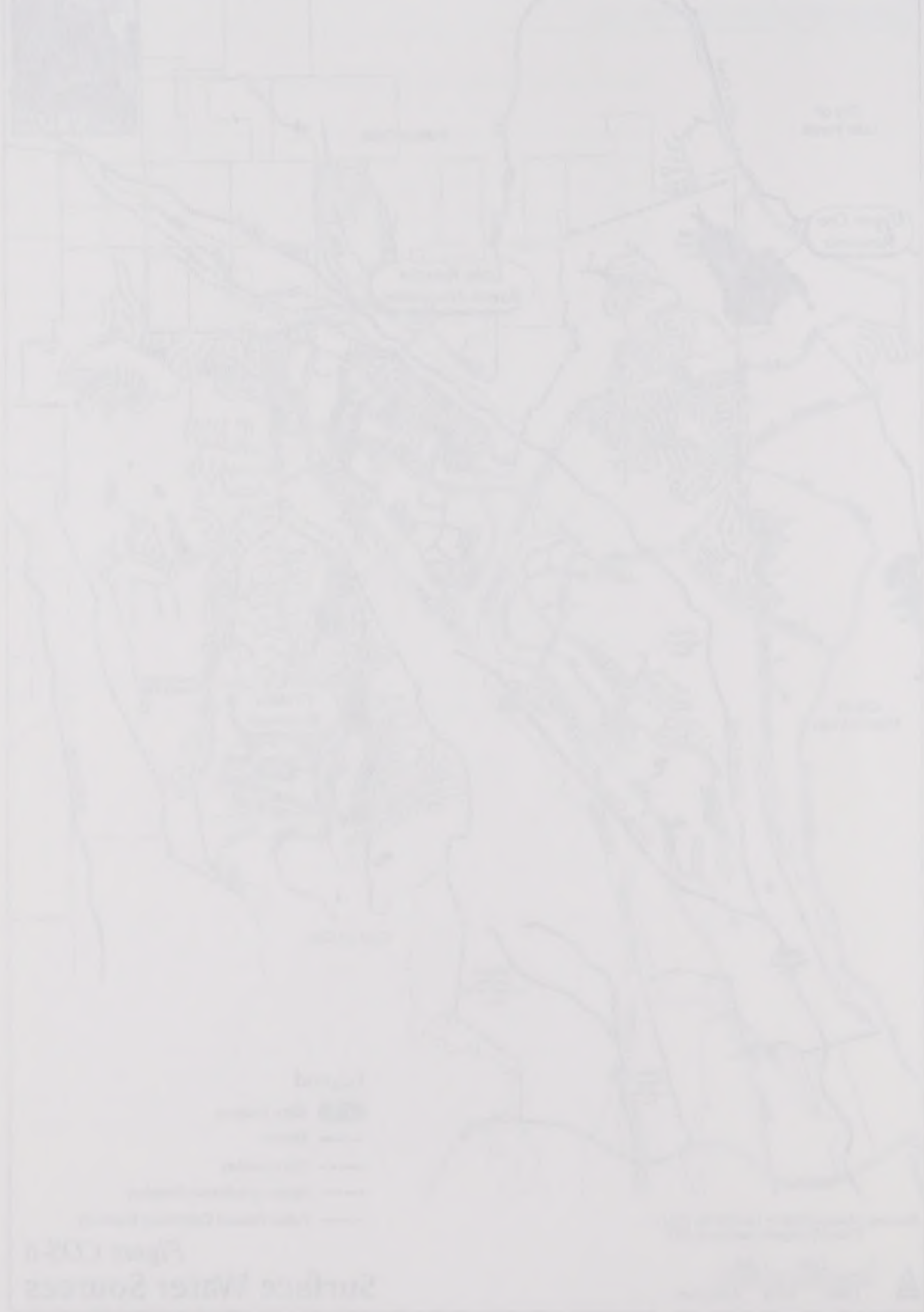
The City will also continue to coordinate with SMWD and TCWD for the construction of needed infrastructure improvements.

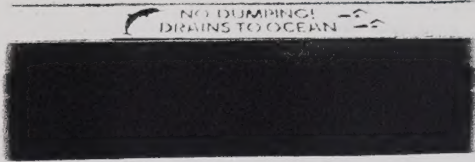
Both local and regional water sources are important to the City. The surface water sources in the City are Lake Santa Margarita, the Upper Oso Reservoir, Tijeras Canyon Creek and Trabuco Creek. Several tributaries are also located in the City's open space areas. Figure COS-6 shows the location of these water sources.

Water Quality

Two general planning issues are associated with hydrologic patterns: water quality and flooding. The City's water quality plan for surface water is identified below while flood prevention is addressed in the Safety Element. Surface water sources are subject to pollutants and sediment carried in runoff. Pollutants such as heavy metals, petroleum products, animal waste and trash can be carried through the storm drain system into receiving waters, such as Trabuco and Tijeras Canyon creek. These pollutants affect the beneficial uses of these receiving waters including recreation, aesthetic enjoyment and preservation of fish and wildlife habitat.







To address the problem of urban runoff, the Clean Water Act was amended in 1987. One of the amendments included the National Pollutant Discharge Elimination Permit (NPDES). This permit, implemented in south Orange County by the San Diego Regional Water Quality Control Board (SDRWQCB), requires jurisdictions to enforce requirements reducing polluted urban runoff during all phases of development. Rancho Santa Margarita is a copermittee of the NPDES permit and will continue to implement the most recent provisions adopted by the SDRWQCB.

The City can also address surface water quality by coordinating with homeowner associations, the owners/operator of the parks and open space areas in the City. Working with these organizations helps to ensure that proper methods to reduce urban runoff are in place.

Rancho Santa Margarita also supports and promotes safe water supplies for the community through program coordination with the Santa Margarita and Trabuco Canyon Water Districts and responsible regional, state and federal agencies.

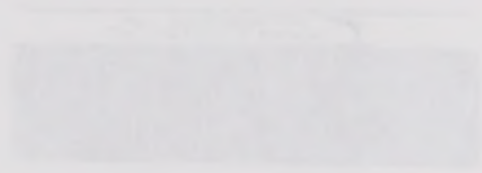
Air Quality

The City of Rancho Santa Margarita is located within the South Coast Air Basin, a non-attainment area for federal and state air quality standards for ozone and state standards for particulate matter less than ten microns in diameter (PM10). The City is split between two South Coast Air Quality Management District (SCAQMD) Source Receptor Areas: #19 - Saddleback Valley Air Monitoring Subregion and #21 Capistrano Valley Air Monitoring Subregion. However, no active monitoring station is located in the Capistrano Valley subregion.

Motor vehicles are the major source of regional emissions throughout the air basin and within Rancho Santa Margarita. No major point source emitters, such as heavy industrial uses, are located within the City. The City will work with SCAQMD and the most recent Air Quality Management Plan to improve the regional transportation system and regional air quality.

Energy conservation is another strategy for improving air quality. Pollutants are generated by the combustion of fossil fuels to produce electricity, and by the combustion of natural gas. Reducing energy usage decreases the amount of pollutants generated. The next section in this Element, *Energy Conservation*, provides a discussion of measures to address energy conservation.

To address the problem of water quality in the City of...
Water Act was amended in 1981. The Act of the...
amendments included the National Pollution...
Discharge Elimination Act (NPDES). The...
primary responsibility for water quality is the...
San Diego Regional Water Quality Control Board...
SDRWQCB's primary responsibility is to...
regulate and monitor pollution within the...
regional watershed. Regional Water Quality...
is a responsibility of the WQCB's and will...
continue to regulate the most serious threats to the...
SDRWQCB.



The City and San Diego County are working to...
improve water quality in the region. The City and...
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improve water quality in the region.

San Diego County is working to improve water...
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is working to improve water quality in the region.

The Quality

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is working to improve water quality in the region.

Water quality is the most important factor in...
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to improve water quality in the region.

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water quality in the region. The City is working...
to improve water quality in the region.

Energy Conservation

Energy requirements and pollutants associated with the generation of energy can be reduced through innovative architectural design, building construction, structural orientation, and landscaping. The City will promote energy conservation by implementing State Title 24 energy performance requirements through building codes. In addition, the relationship between project design and future energy requirements will be considered when reviewing proposals for new development. Promotion of utility company incentive programs to retrofit existing development with energy efficient lighting, air conditioning and heating systems can be beneficial. Energy will be conserved in public buildings and the provision of electric charging vehicle areas will be encouraged in new public and private developments.

Cultural Resources

Rancho Santa Margarita contains many cultural and historic resources within its boundaries. Many of the City's most important archaeological resources are located in O'Neill Park where they are managed by the County. One of these resources includes the old Trabuco Adobe site which regarded by many as the single most important historical location within the City of Rancho Santa Margarita. Other important cultural resources within the City include prehistoric archaeological sites relating to aboriginal peoples and Native American Indians, many of which appear to date from 6,000 B.C. to 500 A.D.

The City will review future development proposals to ensure that cultural and historic resources are conserved in compliance with this Element and the requirements of the California Environmental Quality Act.

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SAFETY ELEMENT



GENERAL PLAN

Figure 1: The City of New York

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SAFETY ELEMENT



GENERAL PLAN

2000 10000



GENERAL PLAN

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GENERAL PLAN

Introduction

Purpose of the Safety Element

The quality of life in Rancho Santa Margarita is directly impacted by the sense of security of its residents and businesses. Addressing the issues of crime and violence, other human caused hazards, as well as preparing a response to uncontrollable natural hazards to provide a safe and enjoyable environment for citizens is important. The Safety Element establishes goals, policies, and a plan to ensure that there is an adequate, coordinated, and expedient response to public safety concerns.

The purpose of the Safety Element is to identify and address those features or characteristics existing in or near Rancho Santa Margarita that represent a potential hazard to the community's citizens, sites, structures, public facilities, and infrastructure. The Safety Element establishes policies to minimize the danger to residents, workers, and visitors, while identifying actions needed to manage crisis situations such as earthquakes, fires, and floods. The Element also focuses on preventing criminal activity and violence before they occur. Additionally, the Safety Element contains specific policies and programs to regulate existing and proposed development in hazard-prone areas. Continuing education of City officials and citizens about emergency preparedness is also addressed.

Scope and Content of the Safety Element

The Safety Element satisfies the requirements of State planning law and is a mandated component of the General Plan. Government Code section 65302(g) sets forth a list of hazards that the Element must cover, if they pertain to conditions in the City. These hazards are:



- ◆ Seismically induced conditions including ground shaking, surface rupture, ground failure, tsunami, and seiche;
- ◆ Slope instability leading to mudslides and landslides;
- ◆ Subsidence and other geologic hazards;
- ◆ Flooding;

- ◆ Wildland and urban fires; and
- ◆ Evacuation routes.

State law also permits communities to add safety issues to this list. Additional safety issues that are included in this Element are:

- ◆ Criminal activities and violence;
- ◆ Air pollution;
- ◆ Hazardous materials;
- ◆ Nuclear hazards from the San Onofre Nuclear Generating Station; and
- ◆ Ground transportation.

The Safety Element contains three sections: 1) Introduction; 2) Issues, Goals, and Policies; and 3) the Safety Plan. In the Issues, Goals, and Policies section, major issues pertaining to hazardous conditions and safety are identified, and related goals and policies are established.

The goals are overall statements of the City's desires and consist of broad statements of purpose and direction. The policies serve as guidelines for reducing the risk associated with humans, including criminal activity, as well as natural hazards. The policies also serve to direct and maximize community emergency preparedness. The Plan explains how the goals and policies will be achieved and implemented. Specific action programs for the Safety Element are contained in the General Plan Implementation Program in Appendix A of the General Plan.

Related Plans and Programs

The plans and programs described below relate to important issues addressed in Safety Element.

California Environmental Quality Act (CEQA) Guidelines

The California Environmental Quality Act was adopted by the State legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, required procedure, and any subsequent analysis are described in the CEQA Statutes and Guidelines. Safety hazards are recognized as environmental impacts under CEQA. Continued implementation of CEQA will ensure that

• Willing to move to a new area

• Education level

How do the various groups differ? Will they move to the same area? Additional survey items that are related to the Census are:

• Ethnicity and race

• Age

• Housing status

• Health status: How do the various groups differ? How do they differ in health status?

• Social network

The 2000 Census reports that a new 11 question "Health Status" section will be added to the Census. This section will ask about the health status of the respondent and their family members. The questions are: 1) How would you describe your health? 2) How would you describe the health of your family members? 3) How often do you see a doctor? 4) How often do you see a family member? 5) How often do you see a friend? 6) How often do you see a neighbor? 7) How often do you see a religious leader? 8) How often do you see a community leader? 9) How often do you see a government official? 10) How often do you see a business leader? 11) How often do you see a professional leader?

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Health Status
and Income

City officials and the general public have information describing assessment and mitigation of potentially significant safety impacts associated with private and public development projects.

Seismic Hazards Mapping Act

Pursuant to the Seismic Hazards Mapping Act, the State Geologist compiles maps identifying seismic hazard zones. Development in seismic hazard areas is subject to policies and criteria established by the State Mining and Geology Board. Additionally, approval of development on a site within a seismic hazard area requires the preparation of a geotechnical report and local agency consideration of the policies and criteria set forth by the State Mining and Geology Board (Public Resources Code Section 2690 et. seq.).

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to identify earthquake fault zones along traces of both recently and potentially active major faults. Cities and counties that contain such zones must inform the public regarding the location of these zones, which are usually one-quarter mile or less in width. Proposed development plans within these earthquake fault zones must be accompanied by a geotechnical report prepared by a qualified geologist describing the likelihood of surface rupture.

Landslide Hazard Identification Program

The Landslide Hazard Identification Program requires the State Geologist to prepare maps of landslide hazards within urbanizing areas. According to the Public Resources Code Section 2687 (a), public agencies are encouraged to use these maps for land use planning and for decisions regarding building, grading and development permits.

Cobey-Alquist Floodplain Management Act

The Cobey-Alquist Floodplain Management Act encourages local governments to plan, adopt, and enforce land use regulations for floodplain management, in order to protect people and property from flooding hazards. The Act also identifies requirements which jurisdictions must meet in order to receive State financial assistance for flood control.

City officials and the general public have been informed of the
treatment and control of the disease and the necessary steps
to be taken to prevent its spread.

Public Health Department

It is the policy of the Public Health Department to keep the
public informed of the progress of the disease and the steps
being taken to control it. The Department is also
concerned with the health of the community and the
welfare of the individual. It is the duty of the
Department to see that the disease is not spread
and that the community is kept healthy.

Public Health Department

The Public Health Department is the agency responsible for
the control of the disease and the health of the community.
It is the duty of the Department to see that the disease
is not spread and that the community is kept healthy.
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National Flood Insurance Administration Program (NFIP)

Orange County participates in the National Flood Insurance Program (NFIP), which is administered by the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance and federally financed loans for property owners in flood prone areas. To qualify for federal flood insurance, the City must identify flood hazard areas and implement a system of protective controls.

County of Orange General Plan Safety Element

The County of Orange General Plan Safety Element contains a comprehensive inventory of hazards impacting persons and property in the unincorporated portion of the City's planning area. Specific subjects include: crime, fire, hazardous materials, flooding and aircraft operations. The Element guides and directs local government decisions regarding safety matters and coordinates regional, state and federal policies and programs. The unincorporated portion of the Rancho Santa Margarita planning area is subject to the County Safety Element.

Hazardous Materials Area Plan

The Orange County Fire Authority, which responds to all hazardous or toxic spill incidents in Rancho Santa Margarita has adopted a Hazardous Materials Area Plan. The Plan guides all emergency response procedures for hazardous materials incidents. All facilities and personnel of the County and affected cities are organized into the Plan to effectively respond to hazardous materials emergencies. Hazardous materials and emergency preparedness are discussed in the Safety Element.

Hazardous Waste Management Plan

The Orange County Hazardous Waste Management Plan was adopted in January 1989. The Plan provides basic overall policy direction to address current and future hazardous waste management issues. All facilities and personnel of the County and affected cities are organized in the Plan to effectively respond to hazardous materials emergencies. Hazardous materials and emergency preparedness are both discussed in the Safety Element.

County Council's Strategic Plan 2017-2022

County Council's Strategic Plan 2017-2022 is the Council's vision for the future of the County. It sets out the Council's vision, mission, values and aims, and provides a framework for the Council's strategic planning. The Council's Strategic Plan 2017-2022 is a living document, which will be updated as the Council's circumstances change.

County Council's Strategic Plan 2017-2022

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San Onofre Nuclear Generating Station (SONGS)

The San Onofre Nuclear Generating Station (SONGS) is located near the southern boundary of Orange County. The federal and state governments have created three levels of emergency zones surrounding nuclear facilities:

- **Emergency Planning Zone:** Planning efforts within this zone include emergency sheltering and evacuation;
- **Public Education Zone:** Rancho Santa Margarita is located within this zone. Education programs are focused in this zone to ensure that residents are prepared for any problems associated with the facility; and
- **Ingestion Pathway Zone:** The purpose of this zone is to avoid the accidental ingestion of deposited radioactive materials by humans and livestock. Southern California Edison, who operates SONGS, will provide notification to all affected jurisdictions within 15 minutes of declaration of any emergency. At that point, the City will follow procedures established in the Emergency Preparedness Plan (described below).

City of Rancho Santa Margarita Emergency Preparedness Plan

The City has an Emergency Preparedness Plan in place for the community. This plan complies with the Standardized Emergency Management System (SEMS) established by the State Office of Emergency Services. An integral component of this Element is emergency preparedness planning.

City of Rancho Santa Margarita Codes

The City has adopted the Uniform Building Code, Uniform Mechanical Code, Uniform Fire Code and the National Electrical Code that contain structural requirements for existing and new buildings. The codes are designed to insure structural integrity during seismic and other hazardous events and prevent personal injury, loss of life and substantial property damage. To protect public safety, planned development in Rancho Santa Margarita is subject to these structural codes.

Relationship to Other General Plan Elements

The Safety Element must be consistent with the other General Plan elements and all elements of the General Plan are interrelated to a degree. Certain goals and policies of one element may also address issues that are the primary subjects of other elements. Table S-1 located in the following section identifies related goals and policies

THE 1998 CONSTITUTIONAL REFORMS

The 1998 Constitution Reforms (C-98) is a landmark in the history of the Canadian legal system. It is a comprehensive package of amendments to the Constitution of Canada, the Charter of Rights and Freedoms, and the Criminal Code. The reforms are designed to strengthen the federal government's role in the country's governance, while also ensuring that the provinces and territories have a say in the process.

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Relationship to
Other Courts
The Reforms

by General Plan element. The integration of overlapping issues throughout the General Plan elements provides a strong basis for the implementation of plans and programs and achievement of community goals. The Safety Element most closely relates to the Land Use and Circulation Elements.

Policies and plans in the Safety Element are designed to protect existing and planned land uses identified in the Land Use Element from public safety hazards. Potential hazards are identified in the Safety Element, and action programs are established to avoid or mitigate public safety impacts from planned development. Concurrently, the Land Use Element contains policies to ensure that environmental conditions, including hazards, are considered in all land use decisions. The distribution of residential and other sensitive land uses on the Land Use Policy Map is designed to avoid areas where hazardous conditions have been identified.

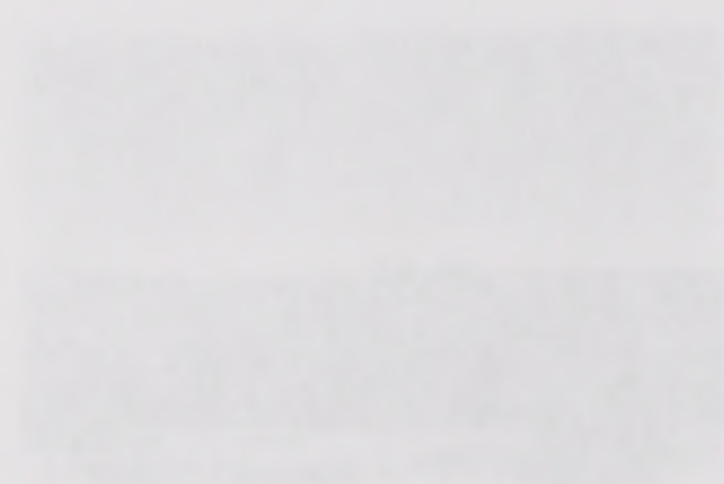
Evacuation routes that utilize the circulation system in the City of Rancho Santa Margarita are also described in the Safety Element. The provision of viable evacuation routes within the City is inextricably linked to the existing and planned circulation system within the Circulation Element.



by General Lee. The General's strategy was to surround the Union's army and force them to surrender. The Union's army was defeated and the South won the war.

After the war, the South was divided into four military districts. The Union's army was stationed in each district to maintain order and to ensure that the South was following the terms of the Reconstruction Act. The South was also required to allow African Americans to vote and to serve on juries.

The Reconstruction Act of 1867 gave the President the power to remove any Southern state that did not follow the terms of the act. The President was also given the power to appoint and remove federal judges in the South.





GENERAL PLAN

Issues, Goals and Policies

Certain natural conditions and human activities in Rancho Santa Margarita create risks to individuals and properties within the community. Excessive risk from such hazards can be reduced or avoided through implementation of the Safety Element.

The goals, policies and plan of the Safety Element address four major issues. These major issues include: 1) reducing risk from natural hazardous conditions; 2) reducing risks from hazards associated with human activities; 3) crime prevention; and 4) preparing for emergency situations. Each issue and the related goals and policies are included in this section of the Element.

Natural Hazards

Due to its geographic location in a seismically active region and the location of floodplains and hillsides within the City, Rancho Santa Margarita is subject to several types of natural hazards such as seismic activity, liquefaction, flooding, wildfires, landslides, and erosion. This risk of exposure can be reduced through appropriate land use planning, development engineering, and building construction practices.

Goal 1: Reduce the risk to the community from hazards related to geologic conditions, seismic activity, wildfires, structural fires, and flooding.

Policy 1.1: Reduce the risk of impacts from geologic and seismic hazards by applying and enforcing development standards and building construction codes.

Policy 1.2: Protect the community from flooding hazards by providing and maintaining flood control facilities and limiting development within the floodplain.

Policy 1.3: Reduce the risk of wildfire hazards by working with the Homeowner Associations, business park associations, and community foundations to maintain fire retardant landscaping and buffer zones in areas of high wildfire risk.

Policy 1.4: Reduce the risk of fire to the community by coordinating with the Orange County Fire Authority.

Policy 1.5: Participate in local, regional, state, and federal programs that educate residents and businesses about how to protect themselves and their property from hazards.

Policy 1.6: Avoid development of areas that are particularly susceptible to erosion and sediment loss.

***Human Activity
Hazards***

Rancho Santa Margarita is subject to many of the same human-related hazardous conditions that are encountered in other communities. Certain human activities such as flying, use of cars and other gasoline powered vehicles, nuclear power production, use of hazardous or toxic materials, and the use of combustibles expose the population of Rancho Santa Margarita to risk. The risk of exposure to these hazards can be reduced to acceptable levels through proper planning and regulation of human activity.

Goal 2: **Protect the community from hazards related to air pollution, nuclear power production, hazardous materials and ground transportation.**

Policy 2.1: To reduce the risk posed by air pollution, work with responsible federal, state and county agencies to decrease air pollution emissions occurring within the air basin.

Policy 2.2: Coordinate with local, state, and federal agencies to reduce the risks related to nuclear power production.

Policy 2.3: Cooperate with responsible federal, state, and county agencies to minimize the risk to the community from the use and transportation of hazardous materials through the City.

Policy 2.4: Reduce the per capita production of household hazardous waste in Rancho Santa Margarita in concert with the County of Orange plans for reducing hazardous waste.

Policy 2.5: Reduce risks and avoid excessive noise levels associated with transportation activities.

Policy 2.6: Participate in local and regional programs that facilitate the proper disposal of household hazardous waste.

Policy 1.1: The purpose of this policy is to ensure that all staff and students are aware of the school's commitment to equality and diversity and to ensure that all staff and students are treated fairly and with respect.

Policy 1.2: The purpose of this policy is to ensure that all staff and students are aware of the school's commitment to equality and diversity and to ensure that all staff and students are treated fairly and with respect.

Policy 1.3: The purpose of this policy is to ensure that all staff and students are aware of the school's commitment to equality and diversity and to ensure that all staff and students are treated fairly and with respect.

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Policy 1.11: The purpose of this policy is to ensure that all staff and students are aware of the school's commitment to equality and diversity and to ensure that all staff and students are treated fairly and with respect.

**Crime
Prevention**

Occasionally, residents, businesses and visitors to Rancho Santa Margarita are exposed to criminal activity. Creating and maintaining a safe environment requires not only traditional policing activities, but also programs that address the source of criminal activity. The risk of exposure to criminal activity can be reduced through proper planning, education methods and regulation of human activity. Additionally, proper design and effective use of the built environment can lead to a reduction in fear and the incidence of crime, improving the quality of life, and helping create a sense of community.

Goal 3: Protect citizens and businesses from criminal activity.

Policy 3.1: Utilize the services of local, state, and federal law enforcement agencies to reduce the risk of criminal activity.

Policy 3.2: Promote after school programs, volunteer programs, and Business and Neighborhood Watch programs to help maintain a safe environment.

Policy 3.3: Continue to implement existing programs that promote a peaceful, non-violent problem solving approach for conflict resolution within the community.

Policy 3.4: Continue to explore new techniques and approaches to create a community in which the residents feel safe.

Policy 3.5: Encourage the development and operation of community and recreational facilities as a pre-emptive strategy to reduce youth related crime.

Policy 3.6: Promote public awareness of both the responsiveness of local law enforcement and ways to reduce criminal activity.

Policy 3.7: Apply design techniques aimed at reducing criminal activity to new development and redevelopment.

Policy 3.8: Ensure that adequate street and property lighting is provided and maintained in order to protect public health and safety.

Emergency Preparedness

Major emergencies occur periodically in all communities. Proper preparation for emergencies is an essential action to minimize the disruption, person injury, and property damage associated with such events. Preventative measures and preparatory responses before an emergency occurs will hasten recovery from these emergencies.

Goal 4: Improve the ability of the City to respond effectively to natural and human-caused emergencies.

Policy 4.1: Support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with the Standardized Emergency Management System (SEMS).

Policy 4.2: Educate City staff, residents, and businesses regarding appropriate actions to safeguard life and property during and immediately following emergencies.

Related Goals and Policies

The goals and policies described in the Safety Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from the other elements directly or indirectly support the goals and policies of the Safety Element. These supporting goals and policies are identified in Table S-1.

**Table S-1
Safety Related Goals and Policies by Element**

General Plan Element	Safety Element Issue Areas		
	Natural Hazards	Human Activity Hazards	Emergency Preparedness
Land Use	2.7, 5.3, 8.1, 9.2	3.1, 3.3, 10.1, 10.2	9.1, 9.3
Housing	2.5		
Circulation		1.1, 1.3, 2.2, 4.2	2.1
Economic Development			2.4
Conservation/Open Space	2.1, 4.1, 4.2	6.1	
Safety			
Noise		2.1, 3.1	



Safety Plan

As in all communities, human activities and natural conditions occur in Rancho Santa Margarita that have an effect on the quality of life of its residents. Providing an environment where businesses and residents can operate and feel safe, as well as being prepared for emergency situations, is essential. The City can minimize hazards and protect public health and private property through proper prevention and emergency preparedness planning.

This section of the Safety Element identifies the City's approach for reducing potential hazards from natural conditions and human activities. Geologic conditions, seismic activity, flooding, and fires are considered natural hazards. Human activity hazards include air pollution, the use and transport of hazardous materials, ground transportation, and structural fires. The Plan is based on goals and policies identified in the previous section of this Element. The Safety Element Implementation Program contained in Appendix A of the General Plan is an extension of the Safety Plan and contains specific actions that the City will take to protect the welfare of the community.

Natural Hazards

Natural hazards addressed in the Safety Plan include seismic activity, geologic conditions, flooding, and fires.

Seismic Hazards

The Rancho Santa Margarita planning area is situated in the western part of the Peninsular Ranges province, a region with a characteristic northwest trend to its landforms and to its underlying geologic structures.

Earthquake severity is normally classified according to magnitude (a measure of the amount of energy released when a fault ruptures), and seismic intensity (a qualitative estimate of the damage caused by an earthquake at a given location). Because the amount of destruction generally decreases with increasing distance away from the epicenter (the point at the Earth's surface directly above where the earthquake originated), earthquakes are assigned several intensities. The most commonly used seismic intensity scale, called the Modified Mercalli Intensity (MMI) scale, has 12 levels of damage. The higher the number, the greater the damage.

Salary Plan

As in all community-based health centers and other organizations, the Health Center Board (HCB) has an obligation to the community to provide an environment where members and staff can work together to achieve the center's mission. The HCB can provide financial support, but it cannot provide the day-to-day management of the center. The HCB can provide financial support, but it cannot provide the day-to-day management of the center.

The purpose of the Salary Plan is to provide a framework for the HCB to review and approve the center's compensation policy. The plan is designed to ensure that the center's compensation policy is fair and equitable, and that it is consistent with the center's mission and values. The plan is also designed to ensure that the center's compensation policy is competitive with other organizations in the community. The plan is also designed to ensure that the center's compensation policy is flexible and adaptable to changing circumstances.

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Salary Plan

The Health Center Board (HCB) is responsible for the center's compensation policy. The HCB is responsible for reviewing and approving the center's compensation policy, and for ensuring that the policy is fair and equitable, and that it is consistent with the center's mission and values.

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Photo of Board

The largest earthquake likely to occur on a fault or fault segment is termed the maximum credible (MCE) or characteristic earthquake. Depending on the planned use, lifetime, or importance of a facility, a maximum probable earthquake (MPE) is the earthquake most likely to occur in a specified period of time, (such as 30 to 500 years). In general, the longer the time period between earthquakes on a specific fault segment (recurrence interval), the larger the earthquake.

The State of California, under the guidelines of the Alquist-Priolo Earthquake Fault Zoning Act of 1972 classifies faults according to the following criteria:

- ◆ *Active*: faults showing proven displacement of the ground surface within about the last 11,000 years; and
- ◆ *Potentially Active*: faults showing evidence of movement within the last 1.6 million years (modified to 750,000 years by the U.S. Geological Survey).

No active faults are known to pass through Rancho Santa Margarita. The closest active faults are the Elsinore-Glen Ivy fault (10.1 miles away), the Chino fault (11.1 miles away), and the Newport Inglewood fault (14.4 miles away). The occurrence of surface rupture on these segments would not be expected to produce fault surface rupture within the City.

The two known local faults, Aliso and the Cristianitos, are thought to be inactive. These faults are shown on Figure S-1. An earthquake on either of these two faults would be particularly damaging to residential buildings, particularly those of wood or reinforced masonry construction, and to mobile homes. Other buildings that do not typically perform well in earthquakes are soft-story buildings. These have a story (typically the first floor) that lacks adequate strength or toughness due to too few shear walls. Two types of soft-story buildings are common: 1) buildings with large window openings used for display purposes on the first floor, and 2) buildings housing the garage on the first floor.

The impact of the 1990s on the environment is a topic that has been discussed in many different ways. In the 1990s, there was a growing concern about the environment, and this led to a number of changes in the way that we think about the environment. One of the most important changes was the realization that the environment is a finite resource, and that we need to take steps to protect it. This led to the development of environmental laws and regulations, and to the creation of environmental organizations. The 1990s also saw a growing awareness of the need to protect the environment for future generations, and this led to the development of sustainable development. Sustainable development is a way of thinking about the environment that takes into account the needs of the present and the future. It is a way of thinking that recognizes that the environment is a finite resource, and that we need to take steps to protect it for future generations. The 1990s were a time of great change for the environment, and it is important that we continue to work to protect it for the future.

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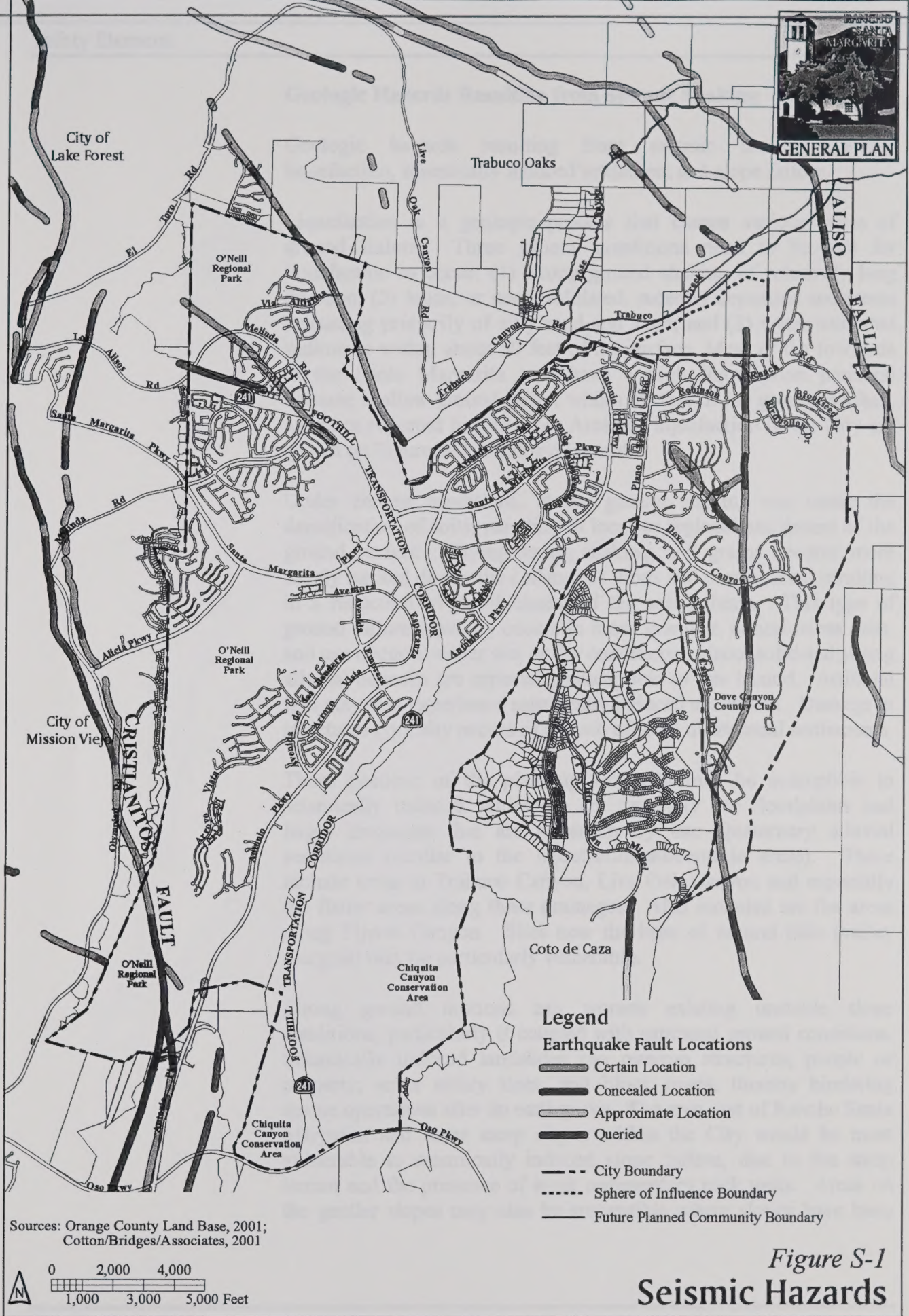


Figure S-1
Seismic Hazards



Geologic Hazards Resulting from Seismic Shaking

Geologic hazards resulting from seismic shaking include liquefaction, seismically induced settlement and slope failure.

Liquefaction is a geologic process that causes various types of ground failure. Three general conditions need to be met for liquefaction to occur: (1) strong ground shaking of relatively long duration; (2) loose, or unconsolidated, recently deposited sediments consisting primarily of silty sand and sand; and (3) water saturated sediments within about 50 feet of the surface. Most of the lowlands in the Santa Margarita area have a high liquefaction potential because shallow ground water, within 50 feet of the ground surface, has been reported historically. Areas of liquefaction in the City are shown on Figure S-2, Geologic Hazards.

Under certain conditions, strong ground shaking can cause the densification of soils, resulting in local or regional settlement of the ground surface. During strong shaking, soil grains become more tightly packed due to the collapse of voids and pore spaces, resulting in a reduction of the thickness of the soil column. This type of ground failure typically occurs in loose granular, cohesionless soils, and can occur in either wet or dry conditions. Unconsolidated young alluvial deposits are especially susceptible to this hazard. Artificial fills may also experience seismically induced settlement. Damage to structures typically occurs as a result of local differential settlements.

Those portions of the planning area that may be susceptible to seismically induced settlement are generally the floodplains and larger drainages that are underlain by late Quaternary alluvial sediments (similar to the liquefaction-susceptible areas). These include areas in Trabuco Canyon, Live Oak Canyon and especially the flatter areas along these drainages. Also included are the areas along Tijeras Canyon. Sites near the base of natural hills (valley margins) may be particularly vulnerable.

Strong ground motions can worsen existing unstable slope conditions, particularly if coupled with saturated ground conditions. Seismically induced landslides can overrun structures, people or property, sever utility lines, and block roads, thereby hindering rescue operations after an earthquake. The area east of Rancho Santa Margarita and some steep slopes within the City would be most vulnerable to seismically induced slope failure, due to the steep terrain and the presence of weak sedimentary rock units. Areas on the gentler slopes may also be susceptible where slopes have been

Geological Hazards: Identifying and Assessing Risks

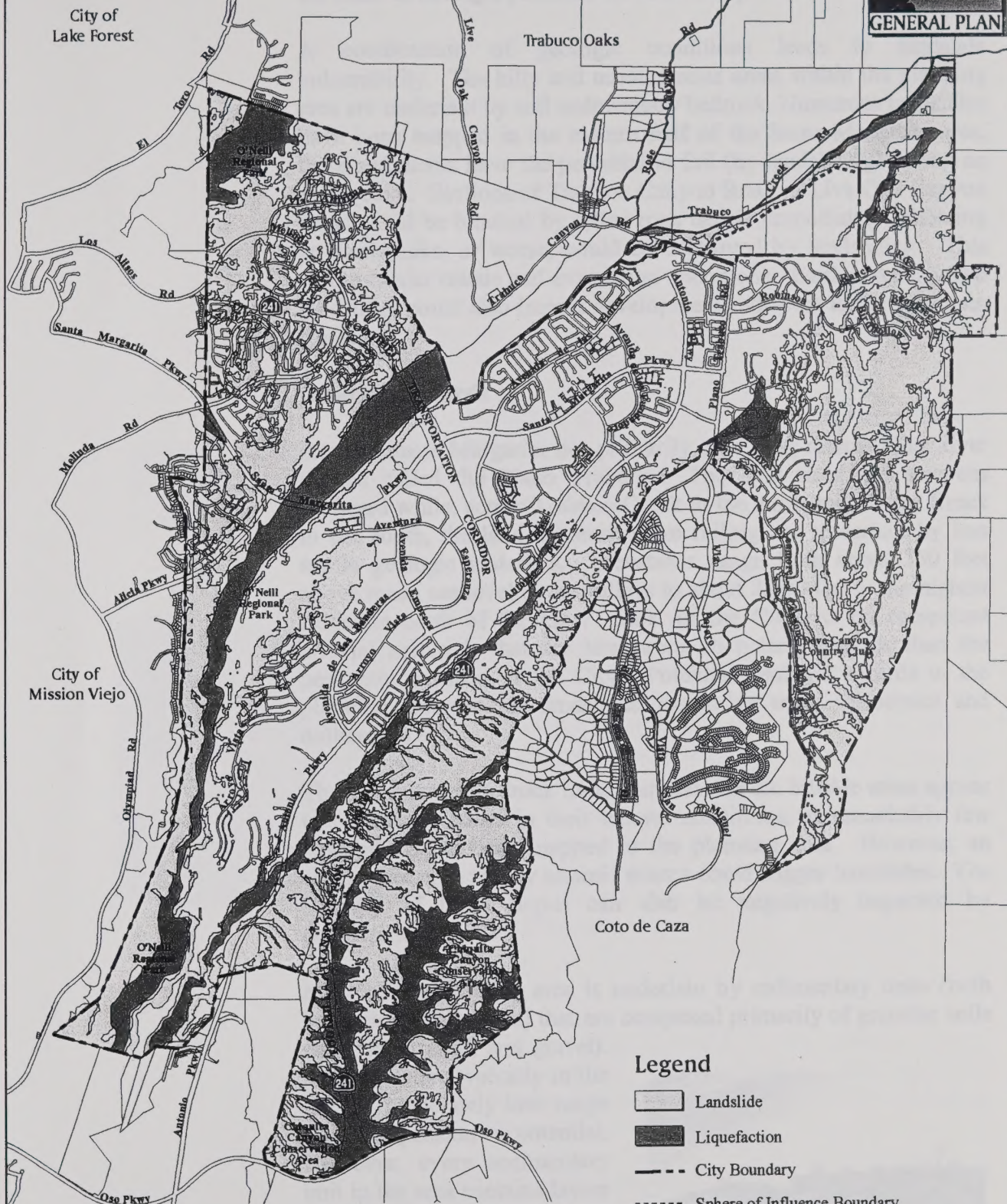
Geological hazards are natural events or processes that have the potential to cause harm or damage to people, property, or the environment. These hazards can be identified and assessed to help reduce the risk of harm or damage.

Identification of geological hazards is a complex process that involves a number of steps. The first step is to identify the potential hazards in a given area. This can be done by looking at the geological history of the area, the current geological conditions, and the potential for future geological events. Once the potential hazards have been identified, the next step is to assess the risk of harm or damage from each hazard. This involves estimating the likelihood of a hazard occurring and the potential consequences if it does occur. The final step is to develop a plan to reduce the risk of harm or damage from the identified hazards. This plan should take into account the likelihood of a hazard occurring, the potential consequences, and the resources available to reduce the risk.

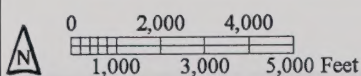
Geological hazards can be identified and assessed using a number of different methods. One method is to look at the geological history of the area. This can be done by studying geological maps, aerial photographs, and other records of past geological events. Another method is to look at the current geological conditions of the area. This can be done by looking at the topography, the geology, and the hydrology of the area. A third method is to look at the potential for future geological events. This can be done by looking at the current geological conditions and the potential for future geological events to occur. Once the potential hazards have been identified, the next step is to assess the risk of harm or damage from each hazard. This involves estimating the likelihood of a hazard occurring and the potential consequences if it does occur. The final step is to develop a plan to reduce the risk of harm or damage from the identified hazards.

There are a number of factors that can influence the risk of harm or damage from geological hazards. These factors include the likelihood of a hazard occurring, the potential consequences if it does occur, and the resources available to reduce the risk. The likelihood of a hazard occurring can be influenced by a number of factors, including the geological history of the area, the current geological conditions, and the potential for future geological events. The potential consequences of a hazard can be influenced by a number of factors, including the location of the hazard, the population in the area, and the infrastructure in the area. The resources available to reduce the risk can be influenced by a number of factors, including the government, the private sector, and the community.

Geological hazards can be identified and assessed using a number of different methods. One method is to look at the geological history of the area. This can be done by studying geological maps, aerial photographs, and other records of past geological events. Another method is to look at the current geological conditions of the area. This can be done by looking at the topography, the geology, and the hydrology of the area. A third method is to look at the potential for future geological events. This can be done by looking at the current geological conditions and the potential for future geological events to occur. Once the potential hazards have been identified, the next step is to assess the risk of harm or damage from each hazard. This involves estimating the likelihood of a hazard occurring and the potential consequences if it does occur. The final step is to develop a plan to reduce the risk of harm or damage from the identified hazards.



Sources: Orange County Land Base, 2001;
Earth Consultants International, 2001



Legend

- Landslide
- Liquefaction
- City Boundary
- Sphere of Influence Boundary
- Future Planned Community Boundary

Figure S-2
Geologic Hazards

undercut by streams or roadcuts. Figure S-2 shows areas mapped by the State as having a potential for seismically-induced landsliding.

A combination of geologic conditions leads to landslide vulnerability. The hilly and mountainous areas within the planning area are underlain by soft sedimentary bedrock. Numerous landslides have been mapped in the eastern half of the Santa Margarita area, these sediments have the potential to fail (by landsliding) during an earthquake. Sections of Trabuco Canyon Road or Live Oak Canyon Road could be blocked by fallen rock debris immediately following an earthquake, or worse, could be destroyed by landsliding. This would hinder rescue and evacuation operations. Earthquake induced landslides could also impact developments adjacent to the mountain front.

Geologic Hazards

Rancho Santa Margarita lies primarily on a long narrow older river terrace called the Plano Trabuco. The land rises and steepens eastward while, across Trabuco Creek to the north and Tijeras Creek to the south, the land becomes more rolling and underlain by less stable geologic materials. Elevations range from about 350 feet above mean sea level in the valleys to about 2,400 feet at the highest ridgeline north of the City. Most of the City sits on competent alluvial materials that are less prone to natural hazards than the perimeter portions of the City. Potential geologic hazards in the planning area include landslides, expansive soils, subsidence and collapsible soils.

The sedimentary bedrock units that underlie the hillside areas appear to be grossly stable in their natural conditions, as remarkably few landslides have been mapped in the planning area. However, an earthquake on a nearby seismic source could trigger landslides. The stability of these slopes can also be negatively impacted by development.

Most of the planning area is underlain by sedimentary units (both bedrock and alluvium) that are composed primarily of granular soils (silty sand, sand, and gravel). Such units are typically in the low to moderately-low range for expansion potential. However, every sedimentary unit in the area contains layers of fine-grained soils that are typically in the moderate to highly expansive range. The



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areas most susceptible to expansive soils are located along the western boundary of the City. Potentially expansive layers may be exposed at the surface by erosion or may be uncovered by grading cuts made for developments.

Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement. Most ground subsidence is man-induced. No regional subsidence as a result of either groundwater pumping or oil extraction has been reported. However, thick alluvial deposits may be susceptible to subsidence should rapid groundwater withdrawal occur beneath these areas in response to population increase. These areas are primarily located in designated open spaces in the City, however, development in the northeastern portion of the City and adjacent to Antonio Parkway may be susceptible to this geologic hazard.

Collapse occurs when saturated, collapsible soils lose cementation, resulting in substantial and rapid settlement under relatively low loads. The alluvial deposits in the valley and canyon floors are susceptible to collapse.

The City will enact programs to reduce geologic hazards to protect public safety. To minimize hazards from earthquakes and other geologic hazards, the most recent state seismic guidelines and guidelines for other geologic hazards will be implemented for structural design. During the review of development proposals involving slopes, grading, unstable soils and other hazardous conditions, surveys of soil and geologic conditions by a state-licensed engineering geologist will be required. Based on the results of the survey, design measures will be incorporated into projects to minimize geologic hazards.

Flood Hazards

The unpredictable seasonal range in rainfall that is typical of coastal southern California, coupled with geographic and geologic conditions, makes Orange County extremely vulnerable to flooding during the winter storm season.

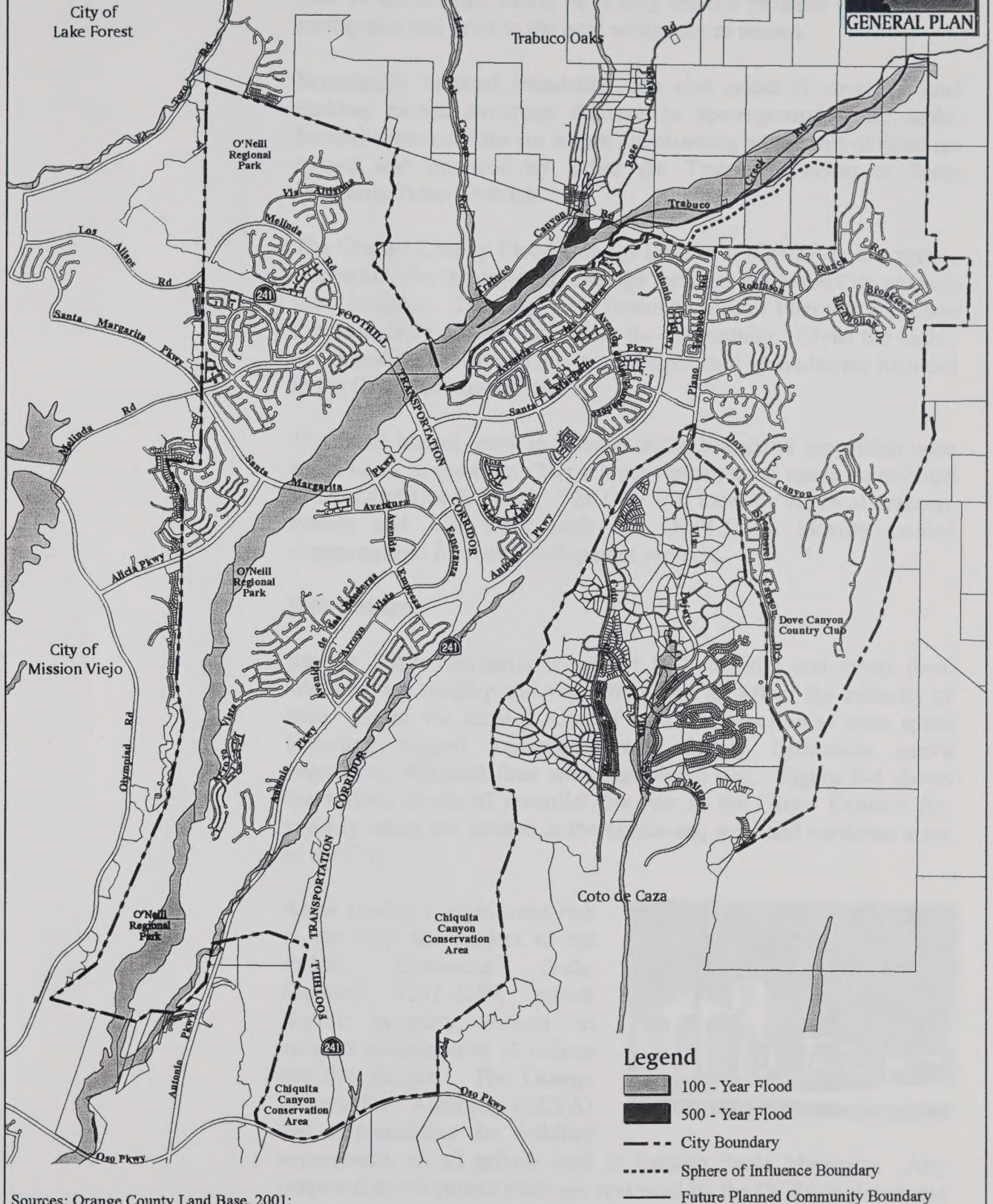
Three main north to south draining stream systems drain the planning area. Trabuco Creek and Tijeras Canyon drain the northern and western areas of the City while Dove Canyon drains the southeastern side.

The City participates in the National Flood Insurance Program (NFIP). The last Flood Insurance Study was completed in Rancho Santa Margarita in September 1999. Flood Insurance Rate Maps (FIRMs), prepared by the Federal Emergency Management Agency (FEMA), showing potential flood zones are available for areas within the municipal limits. Due to the recent incorporation date of the City, these maps are labeled as areas of unincorporated Orange County. The FEMA 100-year and 500-year map for the City is shown on Figure S-3. This outlines the area of potential flooding within Rancho Santa Margarita.



As can be seen from Figure S-3, the only major potential flooding problems for the City are located along the Arroyo Trabuco Creek and Tijeras Canyon Creek areas. Along the Trabuco Creek a dense growth of trees and brush are located in the main channel, which may raise flood levels considerably. If flooding were to occur, it would be difficult to predict and plan for because rainfall in the area is extremely variable. Floods that would impact the City would be typically of short duration, with high peak volumes and high velocity. This is due to the arid to semi-arid nature of the area. When a major storm moves in, water collects rapidly and runs off quickly due to the rapid descent of the mountains into Trabuco Creek, Tijeras and Dove Canyon. Consequently, resultant flows are of the flash-flood type, generally having sharp peaks and short durations. Although some severe floods have impacted the area in the past, flooding damage in this area has generally been lower than in other areas of Orange County because of its relatively undeveloped state in the upper watershed areas. No homes or structures are located within the 100-year or 500-year flood zones within the City.

No major dam is located upstream from the planning area. However, several large detention basins and reservoirs are located near the City. The Upper Oso reservoir is located to the northwest of the City and Lake Mission Viejo is located to the southwest. Other, smaller flood control improvements, such as canals, culverts, levees, and retention basins may crack and suffer some structural damage during



Sources: Orange County Land Base, 2001;
Cotton/Bridges/Associates, 2001

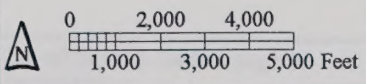
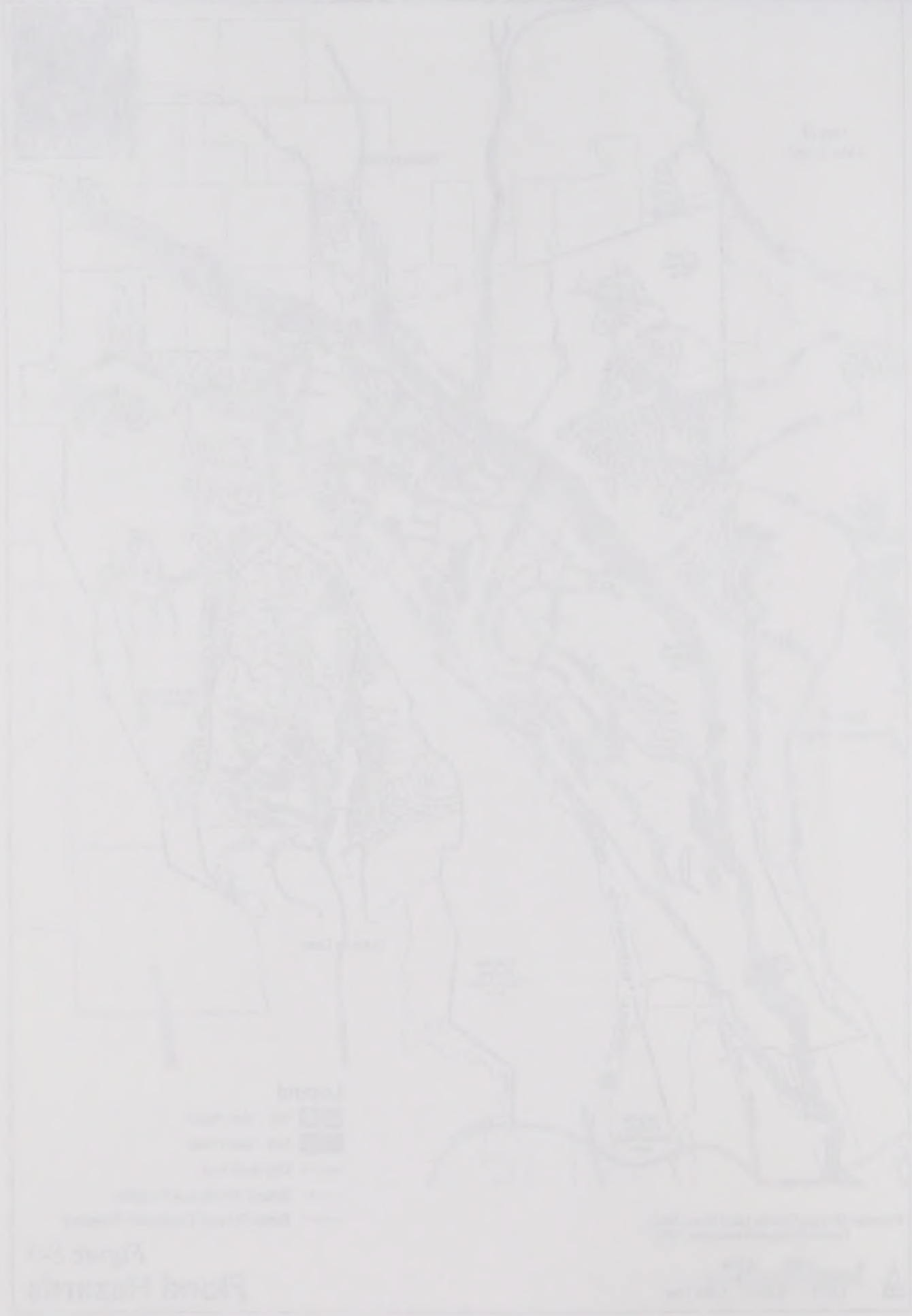


Figure S-3
Flood Hazards



Flood Hazard Map

Map of Flood Hazard in the City of...

- Legend
- Shaded area: Flood Hazard
 - Line: Road
 - Circle: Water Body

Source: US Army Corps of Engineers, 1980

an earthquake, especially in areas prone to ground failure. These facilities could pose an inundation hazard if they contain water at the time of the seismic event, or if they are not repaired soon after an earthquake and prior to the next winter storm season.

Seismically induced inundation can also occur if strong ground shaking causes structural damage to aboveground water tanks. Several reservoir sites are within the planning area. Most of these are owned and operated by either the Trabuco Canyon or Santa Margarita Water Districts.

The Orange County Flood Control District (OCFCD) is the agency responsible for the regional drainage facilities while the City controls local facilities. The City has a Drainage Master Plan that addresses the stormdrain system that serves the community. Given the highly developed nature of the City, no more planned upgrades are included in the Drainage Master Plan.

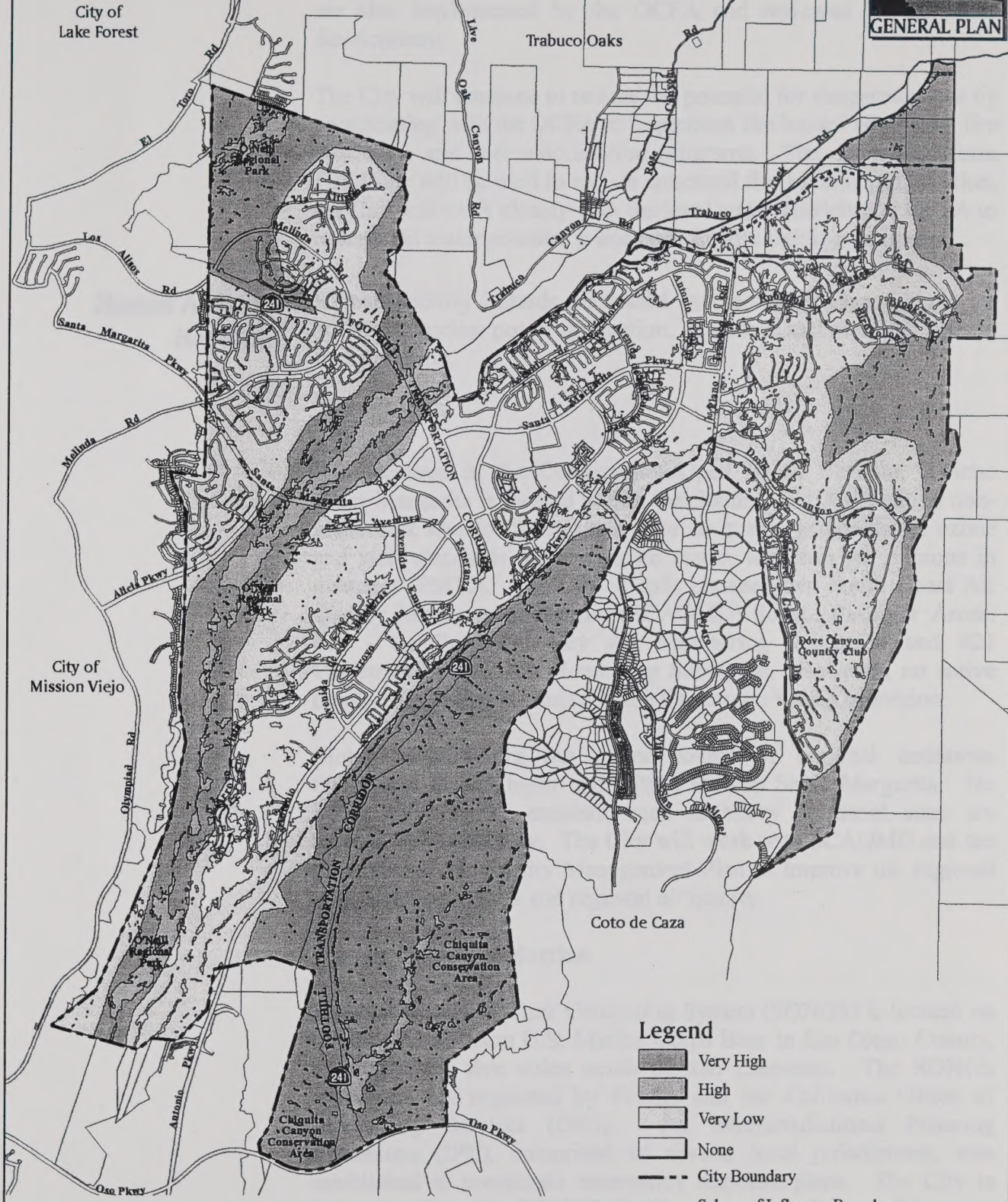
The flood hazard areas in Rancho Santa Margarita are within open space lands in the City. These areas remain open space, as outlined in the Land Use Element. The City will monitor the local drainage system and will work with the OCFCD to identify needed improvements for new development projects.

Fire Hazards

Rancho Santa Margarita is subject to both wild and urban fires. Weather, topography and vegetation type all affect the intensity of fires. Given the large portion of land that remains as open space including rugged topography with highly flammable native vegetation, wildland fires are a significant risk. Figure S-4 shows the various levels of potential fire risk in the City. Extreme fire severity zones are located in the northwest, west and northeast areas of the City.

Areas posing a significant risk to the City are subject to the *Public Resources Code, Sections 4291-4299*, which require property owners to conduct maintenance to reduce the fire danger. The Orange County Fire Authority (OCFA) has responsibility for wildfire suppression on all private land in Rancho Santa Margarita. Any proposed development plans are reviewed by the OCFA to determine if fuel modification plans or other preventative measures are required. The Planned Communities that are now incorporated in the





- Legend**
- Very High
 - High
 - Very Low
 - None
 - City Boundary
 - Sphere of Influence Boundary
 - Future Planned Community Boundary

Sources: Orange County Land Base, 2001;
Cotton/Bridges/Associates, 2001

0 2,000 4,000
1,000 3,000 5,000 Feet

Figure S-4
Wildfire Hazard Areas



City included fuel modification requirements in the Feature and Development Plans. The fire flow rates from the Uniform Fire Code are also implemented by the OCFA and reviewed for any new development.

The City will continue to reduce the potential for dangerous fires by coordinating with the OCFA to implement fire hazard education, fire protection and fuel modification programs. The current Uniform Fire Code will be used to reduce structural fire hazards. In addition, the City will work closely with the local water districts and OCFA to ensure that water pressure is adequate for fire fighting purposes.

Human Activity Hazards

Human activity hazards addressed in the Safety Plan include air pollution, nuclear power production, hazardous materials and ground transportation.

Air Pollution

As discussed in the Conservation/Open Space Element, Rancho Santa Margarita is located within the South Coast Air Basin, a non-attainment area for federal and state air quality standards for ozone and state standards for particulate matter less than ten microns in diameter (PM10). The City is split between two South Coast Air Quality Management District (SCAQMD) Source Receptor Areas: #19 - Saddleback Valley Air Monitoring Subregion and #21 Capistrano Valley Air Monitoring Subregion. However, no active monitoring station is located in the Capistrano Valley subregion.

Motor vehicles are the major source of regional emissions throughout the air basin and within Rancho Santa Margarita. No major point source emitters, such as heavy industrial uses, are located within the City. The City will work with SCAQMD and the most recent Air Quality Management Plan to improve the regional transportation system and regional air quality.

Nuclear Power Production

The San Onofre Nuclear Generating System (SONGS) is located on the Camp Pendleton U.S. Marine Corps Base in San Diego County, approximately five miles south of San Clemente. The SONGS operations are regulated by FEMA and the California Office of Emergency Services (OES). An Interjurisdictional Planning Committee (IPC), comprised of several local jurisdictions, was established to coordinate emergency response plans. The City is located within the SONGS Public Education Zone. Education programs coordinated by the State and Southern California Edison are focused on in this zone to ensure that residents are prepared for

The project has been approved by the City and County Board. The project will be implemented by the City and County Board. The project will be implemented by the City and County Board.

The City will continue to review the project and the project will be implemented by the City and County Board. The project will be implemented by the City and County Board. The project will be implemented by the City and County Board.

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Project Activity

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any problems associated with the facility. The City will continue to implement measures related to SONGS in its Emergency Preparedness Plan.

Hazardous Materials

Hazardous materials are used in Rancho Santa Margarita for a variety of purposes, including service industries, small businesses, schools and households. Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered hazardous. Accidents can occur in the production, use, transport and disposal of hazardous waste.

In order to effectively manage hazardous materials and waste, the City implements applicable portions of both the Orange County Hazardous Materials Area Plan and the Orange County Hazardous Waste Management Plan. Both the federal government and the State of California require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials, termed a reporting quantity, to submit a business plan to the local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City of Rancho Santa Margarita is the Orange County Environmental Health Department. These business plans are submitted to the CUPA annually.

The City participates in a Household Hazardous Waste (HHW) collection program set up by the County of Orange in accordance with the California Integrated Solid Waste Management Act of 1989. HHW drop-off facilities are located throughout the county. The City also participates in a recycling program operated under private sector contract.

The City will work to minimize accident and health risk from hazardous materials with the following approaches:

- ◆ Cooperate with federal, state, and county agencies to effectively regulate the management of hazardous materials and hazardous waste;
- ◆ Cooperate with the County of Orange to implement the applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;

- ◆ Identify roadway transportation routes for conveyance of hazardous materials (the City does not exercise jurisdiction over transportation of freight along railroad right-of-way);
- ◆ Implement the emergency response plan for accidents involving hazardous materials; and
- ◆ Cooperate with the Certified Unified Program Agency (CUPA) for Rancho Santa Margarita (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.

Ground Transportation

Rancho Santa Margarita is traversed by a variety of transportation systems including the Foothill Transportation Corridor, Antonio Parkway, Oso Parkway and Santa Margarita Parkway. The Orange County Transportation Authority (OCTA) transit system provides bus service. The preponderance of ground transportation systems is an asset to local economic development but poses several potential hazards including automobile accidents and pedestrian and bicycling accidents. The risk of accidents can be reduced by properly maintaining the transportation infrastructure and correcting deficiencies. The City will work with the Orange County Sheriff's Department and the California Highway Patrol to monitor the ground transportation system for hazardous conditions. When safety problems are identified, the City will request the appropriate agency (i.e. Caltrans, OCTA or the City Public Works Department) to take corrective measures.

Crime Prevention

Criminal activity in Rancho Santa Margarita is lower than in most parts of Orange County. Protecting citizens and businesses from criminal activity is a priority in Rancho Santa Margarita. Police protection is provided by the Orange County Sheriff's Department. A Police Services Department is located at City Hall and provides a variety of community policing programs, including Community Oriented Policing and youth programs. The City will ensure that contracted staffing levels correspond to the City population and needs, and will monitor mutual aid agreements between the Orange County Sheriff's Department and the police departments of surrounding jurisdictions. Crime prevention programs will continue to be implemented through Police Services for both residential and business communities. When property owners present development proposals, the City will encourage the use of defensible space and lighting concepts to deter on-site crime. Crime control techniques can also be built into new development projects.

***Emergency
Preparedness***

Local Emergency Preparedness Plans serve as extensions of the California Emergency Plan and the Emergency Resource Management Plan. The purpose of the Emergency Preparedness Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities.

The City will maintain its emergency preparedness plan. The plan identifies resources available for emergency response and establishes plans for response to emergency situations and disasters including earthquakes, floods, hazardous materials release, nuclear power plant emergency, wildland fire and aircraft accident.

To support the Emergency Preparedness Plan, the City will support a high level of multi-jurisdictional cooperation and communication for emergency planning and response management. Private individuals and organizations will be solicited to enhance local communication and response with cellular phones, ham radios, AM/FM radio and cable television. Effective emergency response also requires vital facilities such as hospitals, fire stations, communication centers and schools to be functional and operational after a disaster. In addition, the City has identified several routes to assist residents leaving the City in the event an evacuation of all or part of the City is required. Emergency response locations and evacuation routes are illustrated on Figure S-5.

Educating residents and businesses about potential disasters and the Emergency Preparedness Plan can increase the effectiveness of response efforts. An educated public will know how to prevent injury and property damage during and after emergency episodes and also know how to find help. The City will work to educate residents and businesses about appropriate actions to safeguard life and property during and after emergencies. Education about emergency preparedness can occur through distribution of brochures, presentations to civic groups and homeowners associations and instruction in local schools.

Local University Administrators often have an influence of the California University System and the University Management Plan. The purpose of the University Management Plan is to provide a strategic vision and a framework of management strategy and structure.

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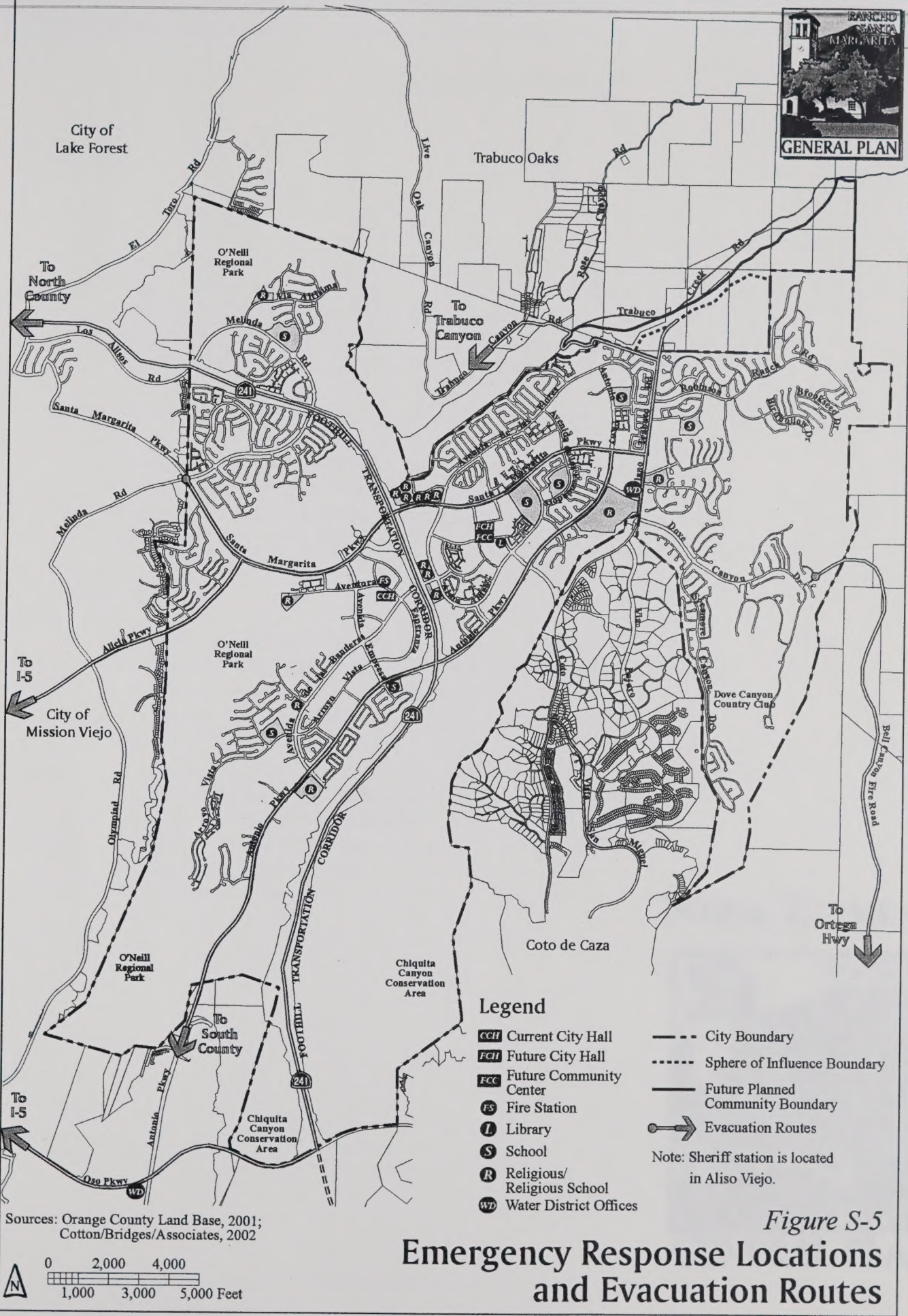


Figure S-5
Emergency Response Locations and Evacuation Routes



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NOISE ELEMENT



GENERAL PLAN

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GENERAL PLAN

Introduction

Purpose of the Noise Element

Noise levels within Rancho Santa Margarita affect the quality of life experienced by residents living and working within the community. High noise levels associated with various activities can create stress and irritation. The Noise Element addresses the physiological, psychological and economic effects of noise by providing effective strategies to reduce excessive noise and limit community exposure to loud noise sources.

The purpose of the Noise Element is to identify and appraise existing noise problems in the community, and to provide guidance to avoid noise and land use compatibility problems in the future. This Element addresses existing and projected noise sources in the community and identifies ways to reduce existing and potential noise impacts. In particular, the Noise Element contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. These policies and programs emphasize the need to control noise through land use regulation, as well as enforcement of other City ordinances.

Scope and Content of the Noise Element

The State of California recognizes the relationship between noise and noise sensitive uses and has adopted State Guidelines for Noise Elements. This Noise Element satisfies the requirements of State planning law and is a mandated component of the General Plan. Government Code Section 65302(f) establishes the required components of the Noise Element. The Element also complies with California Health and Safety Code Section 56050.1 guidelines for Noise Elements.



Future noise conditions from short- and long-term growth are quantified and identified as noise exposure contours. This noise information serves as the basis for: developing guidelines for identifying compatible land uses; identifying the proper distribution of land uses on the General Plan Land Use Policy Map; and establishing proper development standards.

The Noise Element comprises three sections: 1) this Introduction; 2) Issues, Goals, and Policies; and 3) the Noise Plan. In the Issues, Goals, and Policies section, major issues pertaining to noise sources are identified and related goals and policies are established. The goals are statements of the City's desires and comprise broad statements of purpose and direction. The policies serve as guides for reducing or avoiding adverse noise impacts on the population. The Plan explains how the goals and policies will be achieved and implemented. Specific implementation programs for the Noise Element are contained in Appendix A of this General Plan.

Related Plans and Programs

There are a number of existing plans and programs that directly relate to the goals of the Noise Element. These plans and programs have been enacted through state and local legislation and are administered by agencies with powers to enforce state and local laws.

California Environmental Quality Act Guidelines

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. Excessive noise is considered an environmental impact under CEQA. The provisions of the law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the noise impacts associated with public and private development projects.

California Noise Insulation Standards (Title 24)

The California Commission of Housing and Community Development officially adopted noise standards in 1974. In 1988, the Building Standards Commission approved revisions to the standards (Title 24, Part 2, California Code of Regulations). As revised, Title 24 establishes an interior noise standard of 45 dBA for residential space (CNEL or Ldn). Acoustical studies must be prepared for residential structures that are to be located within noise contours of 60 dBA or greater from freeways, major streets, thoroughfares, rail lines, rapid transit lines or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to 45 dBA or lower.

County of Orange General Plan Noise Element

The County of Orange General Plan Noise Element provides parameters for compatibility of noise and various land uses, and the location of new development. These parameters are described in the Noise/Land Use Compatibility Manual. For new residential construction, exterior noise must be reduced to 65 dB or less, and interior noise must be reduced to 45 dB or less. The unincorporated portion of the Planning Area is subject to the County Noise Element.

City of Rancho Santa Margarita Noise Control Ordinance

The City has adopted the County of Orange Noise Control Ordinance, which establishes interior and exterior noise standards. The Ordinance provides controls for excessive and annoying noise from stationary sources such as industrial plants, pumps, compressors and refrigeration units. In addition, specific noise standards for daytime and nighttime hours are provided. Certain noise sources are prohibited and the Ordinance establishes an enforcement process. Noise Control Ordinance requirements are identified in this Element.

Relationship to Other General Plan Elements

According to state planning law, the Noise Element must be consistent with the other General Plan elements. Each element is independent and all the elements together comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of one element may also address issues that are primary subjects of other elements. Table N-1 provided in the following section identifies the policies by General Plan element that are related to Noise Element issues. This integration of overlapping issues and policies provides a strong basis for implementation of plans and programs and achievement of community goals.

Policies and plans in the Noise Element are designed to protect existing and planned land uses from significant noise impacts. To do this, the Element identifies potential noise sources and establishes programs to avoid or mitigate noise impacts from community development. Concurrently, the Land Use Element contains policies to ensure that environmental conditions, including noise, are considered in all land use decisions. Planning for future residential and other sensitive land uses on the Land Use Policy Map is intended to avoid new noise sensitive development in areas where noise impacts cannot be reduced or mitigated to acceptable levels.

The County of Orange, California, has been a pioneer in the development of the agricultural industry. The County has a long history of providing a safe and healthy environment for its citizens. The County has been successful in its efforts to protect the environment and to provide a high quality of life for its citizens. The County has been successful in its efforts to protect the environment and to provide a high quality of life for its citizens.

City of Orange, California, Water Control Program

The City of Orange has adopted the County of Orange Water Control Program. The City has been successful in its efforts to protect the environment and to provide a high quality of life for its citizens. The City has been successful in its efforts to protect the environment and to provide a high quality of life for its citizens. The City has been successful in its efforts to protect the environment and to provide a high quality of life for its citizens.

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Orange County
Water Control
Program

The Noise Element is linked to the transportation policies in the Circulation Element. Transportation noise is largely responsible for excessive noise levels in certain locations within Rancho Santa Margarita. The projected noise contours identified in this Element directly correspond to the Circulation Plan and the projected traffic generated from the proposed land uses. Both the Noise and Circulation Elements contain policies and programs to minimize the effects of transportation noise on existing and planned land uses. Noise exposure is a key consideration when locating and designing new arterials.

The Noise Element also relates to the Conservation/Open Space Element. Excessive noise can diminish enjoyment of parks and other designated open space. Because of this, noise levels are considered in the planning of new recreational and open space areas. Additionally, open space areas can be used to separate and buffer noise sensitive land uses from noise producers.



The first element is that the transportation system is a complex system. It is a system that is made up of many different parts, and it is a system that is constantly changing. The second element is that the transportation system is a system that is subject to many different forces. These forces can be both positive and negative, and they can have a significant impact on the system. The third element is that the transportation system is a system that is subject to many different risks. These risks can be both natural and man-made, and they can have a significant impact on the system. The fourth element is that the transportation system is a system that is subject to many different uncertainties. These uncertainties can be both known and unknown, and they can have a significant impact on the system. The fifth element is that the transportation system is a system that is subject to many different constraints. These constraints can be both physical and economic, and they can have a significant impact on the system. The sixth element is that the transportation system is a system that is subject to many different objectives. These objectives can be both short-term and long-term, and they can have a significant impact on the system. The seventh element is that the transportation system is a system that is subject to many different stakeholders. These stakeholders can be both public and private, and they can have a significant impact on the system. The eighth element is that the transportation system is a system that is subject to many different policies. These policies can be both national and local, and they can have a significant impact on the system. The ninth element is that the transportation system is a system that is subject to many different laws. These laws can be both federal and state, and they can have a significant impact on the system. The tenth element is that the transportation system is a system that is subject to many different regulations. These regulations can be both federal and state, and they can have a significant impact on the system.

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GENERAL PLAN

Issues, Goals and Policies

Human activities in the community create noise levels that can affect overall quality of life. The goals and policies of the Noise Element are designed to protect the community from excessive noise.

Three major issues related to noise are addressed in the Noise Element: 1) avoiding the negative impacts of noise through the use of land use planning and noise reduction measures; 2) minimizing the impact of transportation-related noise; and 3) minimizing the impact of non-transportation-related noise.

Noise and Land Use Planning

Certain areas within Rancho Santa Margarita are subject to high noise levels. Consideration of the sources and recipients of noise early in the land use planning process can be an effective method of minimizing the impact of noise on population in the community. Consideration may be given to both reducing noise in areas already severely impacted by noise through rehabilitative improvements and avoiding potential noise impacts through proper land use planning.

Goal 1: Minimize the effects of noise through proper land use planning.

Policy 1.1: Ensure that new development and reuse/revitalization projects can be made compatible with the noise environment by utilizing noise/land use compatibility standards and the Noise Contours Map as a guide.

Policy 1.2: Require the inclusion of design features in development and reuse/revitalization projects to reduce the impact of noise on residential development.

Policy 1.3: Ensure proposed development meets noise insulation standards for construction and residential development.

Issue, Cause and Policy

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Figure 1: A small, dark, rectangular image, possibly a photograph or a scan of a document, located in the top right corner of the page.

***Transportation
Related Noise***

The primary source of noise impacting Rancho Santa Margarita results from transportation-related noise. The Foothill Transportation Corridor, along with other major roadways, create high levels of noise that affect the overall quality of life in the community. Reduction in transportation-related noise is necessary to deal with the detrimental effects attributable to excessive noise.

Goal 2: Minimize transportation-related noise impacts.

Policy 2.1: Reduce transportation-related noise impacts to sensitive land uses through the use of noise control measures.

Policy 2.2: Control truck traffic routing to reduce transportation-related noise impacts to sensitive land uses.

Policy 2.3: Incorporate sound-reduction design in development projects impacted by transportation-related noise.

***Non-Transportation
Related Noise***

Noise sources that are not directly related to transportation include: construction noise, manufacturing or business operations noise, and property maintenance activities. Such noise sources should be controlled to minimize exposure to excessive noise levels.

Goal 3: Minimize non-transportation related noise impacts.

Policy 3.1: Reduce the impacts of noise-producing land uses, activities, and businesses on noise-sensitive land uses.

Policy 3.2: Incorporate sound-reduction design in new construction or rehabilitation projects impacted by non-transportation-related noise.

Policy 3.3: Minimize stationary noise sources and noise emanating from construction activities and special events.

Transposition Related Notes

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Figure 1: The primary source of most transposing elements is the genome.

Figure 2: The majority of these elements are found in the genome of the host cell.

Figure 3: The majority of these elements are found in the genome of the host cell.

Figure 4: The majority of these elements are found in the genome of the host cell.

Transposition Related Notes

This section discusses the various mechanisms of transposition. The majority of these elements are found in the genome of the host cell. The majority of these elements are found in the genome of the host cell. The majority of these elements are found in the genome of the host cell.

Figure 5: The majority of these elements are found in the genome of the host cell.

Figure 6: The majority of these elements are found in the genome of the host cell.

Figure 7: The majority of these elements are found in the genome of the host cell.

Figure 8: The majority of these elements are found in the genome of the host cell.

Related Goals and Policies

The goals and policies in the Noise Element are directly related to and support subjects included in other General Plan elements. In turn, goals and policies from other elements directly support the goals and policies of the Noise Element. These supporting goals and policies are identified in Table N-1.

Table N-1
Related Goals and Policies by Element

General Plan Element	Noise Element Issue Areas		
	Noise and Land Use Planning	Transportation Related Noise	Non-Transportation Related Noise
Land Use	2.3, 2.6, 3.1	3.1, 3.2, 3.3	
Housing	2.1		
Circulation		1.1, 1.4, 1.5, 2.2, 2.3, 3.1	
Economic Development	1.2		2.7, 2.8
Conservation/Open Space	1.3	1.3, 6.4	1.3
Safety		2.5	
Noise			



GENERAL PLAN

Noise Plan

Rancho Santa Margarita, like most urbanized areas, is experiencing increased noise levels associated with transportation and other sources of noise. As the noise level in various parts of the community rises, the City must seek ways to safeguard its population from excessive noise levels. The goals and policies identified in the previous section establish an agenda to reduce overall noise levels within the City. This Noise Plan defines the City's approach to achieve the agenda and generally outlines the action programs. The Noise Element Implementation Program contained in Appendix A of this General Plan is an extension of the Noise Plan and contains specific programs to protect community well-being.

Noise and Land Use Planning

Noise in the community is the cumulative effect of noise from transportation activities and stationary sources. Transportation noise refers to noise from automobile use, trucking, airport operations, and rail operations. Non-transportation noise typically refers to noise from stationary sources such as commercial establishments, machinery, air conditioning systems, compressors, residential and recreational uses, and landscape maintenance equipment.

Regardless of the type of noise, the noise levels are highest near the source and decrease with distance. Noise is problematic when noise sensitive land uses are affected. Noise sensitive land uses (i.e., activities that are interrupted by noise) include residences, schools, hospitals, churches, and recreation areas. Most noise impacts can be avoided when noise sources, sensitive land uses, and information about the future noise environment are considered in land use planning and development decisions.

Noise Standards and Land Use Compatibility

Noise generally is defined as unwanted or intrusive sound. Because noise consists of pitch, loudness, and duration, describing noise with a single unit of measure presents a challenge. The A-weighted decibel scale (dBA) has been developed to describe the loudness of a sound or sound environment based on the sensitivity of the human ear.

Table N-2 outlines criteria the State has established to reduce adverse noise effects on human health.

**Table N-2
State Criteria For Minimizing Adverse Noise
Effects On Humans**

Objective	dBA Range
Prevent Hearing Loss	75 - 80
Prevent Physiological Effects (other than hearing loss)	65-75
Prevent Speech Interference	50-60
Address People's Subjective Preferences for Noise Control	45-50
Prevent Sleep Interruption	35-45

The dBA descriptor only reports noise from a single source or combination of sources at a point in time. To allow a more comprehensive description of a noise environment, Federal and State agencies have established noise and land use compatibility guidelines that use averaging approaches to noise measurement. Two measurement scales commonly used in California are the Community Noise Equivalent Level (CNEL) and the day-night level (Ldn). To account for increased human sensitivity at night, the CNEL level includes a 5-decibel penalty on noise during the 7:00 a.m. to 10:00 p.m. time period and a 10-decibel penalty on noise during the 10:00 p.m. to 7:00 a.m. time period. The Ldn level includes only the 10 decibel weighting for late-night noise. These values are nearly identical for all but unusual noise sources.

The City's primary goal with regard to community noise is to minimize the exposure of residents to unhealthful or excessive noise levels to the extent possible, given the City's built-out condition. To this end, this Element establishes noise/land use compatibility guidelines based on cumulative noise criteria for outdoor noise. Table N-3 outlines the criteria the City will use to review development proposals. New residential development will comply with Title 24 standards of the State Health and Safety Code. These standards establish maximum interior noise levels for new residential development, requiring that sufficient insulation be provided to reduce interior ambient noise levels to 45 CNEL.

The Planning Director acts as the noise control coordinator. This designation of responsibility allows consistent and continued enforcement of the established noise standards.

Noise Contours and Noise Impact Areas

The noise environment for the community can be described with noise contours based on the major noise sources. Noise contours define areas of equal noise exposure. Future noise contours have

Table 10-2
 State of the Environment
 1990-2000

Indicator	1990	2000
Population	10.5 million	11.5 million
Urban population	6.5 million	7.5 million
Rural population	4.0 million	4.0 million
Population density	100 per sq km	110 per sq km
Population growth rate	1.5%	1.5%

The data show that the population of the state has increased by 10% in the last decade. The urban population has increased by 15% in the same period, while the rural population has remained stable. The population density has increased from 100 to 110 per sq km. The population growth rate has remained stable at 1.5%.

The state's economy has grown by 10% in the last decade. The state's GDP has increased from 100 to 110 billion. The state's per capita income has increased from 100 to 110 dollars. The state's unemployment rate has remained stable at 10%.

The state's environment has remained stable. The state's air quality index has remained stable at 100. The state's water quality index has remained stable at 100.

State of the Environment 1990-2000

The state's environment has remained stable. The state's air quality index has remained stable at 100. The state's water quality index has remained stable at 100.

Table N-3
Noise/Land Use Compatability Criteria

Land Use Category	Community Noise Equivalent Level (CNEL) or Day-Night Level (Ldn), dB						
	55	60	65	70	75	80	85
Residential- Low-Density Single-Family, Duplex, Mobile Homes							
Residential- Multi-Family							
Commercial- Motels, Hotels, Transient Lodging							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Amphitheaters, Concert Hall, Auditorium, Meeting Hall							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Rec., Cemeteries							
Office Buildings, Business, Commercial, Professional, and Mixed-Use Developments							
Industrial, Manufacturing Utilities, Agriculture							

Nature of the noise environment where the CNEL or Ldn level is:

Below 55 dB

Relatively quiet suburban or urban areas, no arterial streets within 1 block, no freeways within 1/4 mile.

55-65 dB

Most somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.

65-75 dB

Very noisy urban areas near arterials, freeways or airports.

75+ dB

Extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.

 **Normally Acceptable**

Specific land use is satisfactory, based on the assumption that any building is of normal conventional construction, without any special noise insulation requirements

 **Conditionally Acceptable**

New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

 **Normally Unacceptable**

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.

 **Clearly Unacceptable**

New construction or development should generally not be undertaken.

The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day were averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty on noise between 10:00 p.m. and 7:00 a.m. of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.

been estimated with information about existing and projected land use development and transportation activity. These contours have been prepared to assist in setting policies for proper distribution of land uses and the establishment of development standards.

Figure N-1 shows the projected noise contours and associated Noise Impact Areas. The noise contours are used as a guide for land use and development decisions. Contours of 60 dBA or greater define noise impacted areas. When noise sensitive land uses are proposed within these contours, an acoustical analysis must be prepared. For the project to be approved, the analysis must demonstrate that the project is designed to attenuate the noise to meet the City noise standards identified in Table N-3. If the project is not designed to meet the noise standards, mitigation measures should be recommended in the analysis. If the analysis demonstrates that the noise standards can be met with implementation of mitigation measures, the project can be approved with the mitigation measures, which shall be required as conditions of project approval.

Construction Standards

The provisions of the State Noise Insulation Standards (Title 24, Part 2, California Code of Regulations) are enforced in Rancho Santa Margarita. Title 24 specifies that combined indoor noise for multi-family living spaces shall not exceed 45 dBA CNEL. This standard must be implemented when the outdoor noise level exceeds 60 dBA CNEL. Title 24 requires that the same standard be applied to all new hotels, motels, apartments and multi-family projects.

Transportation Related Noise

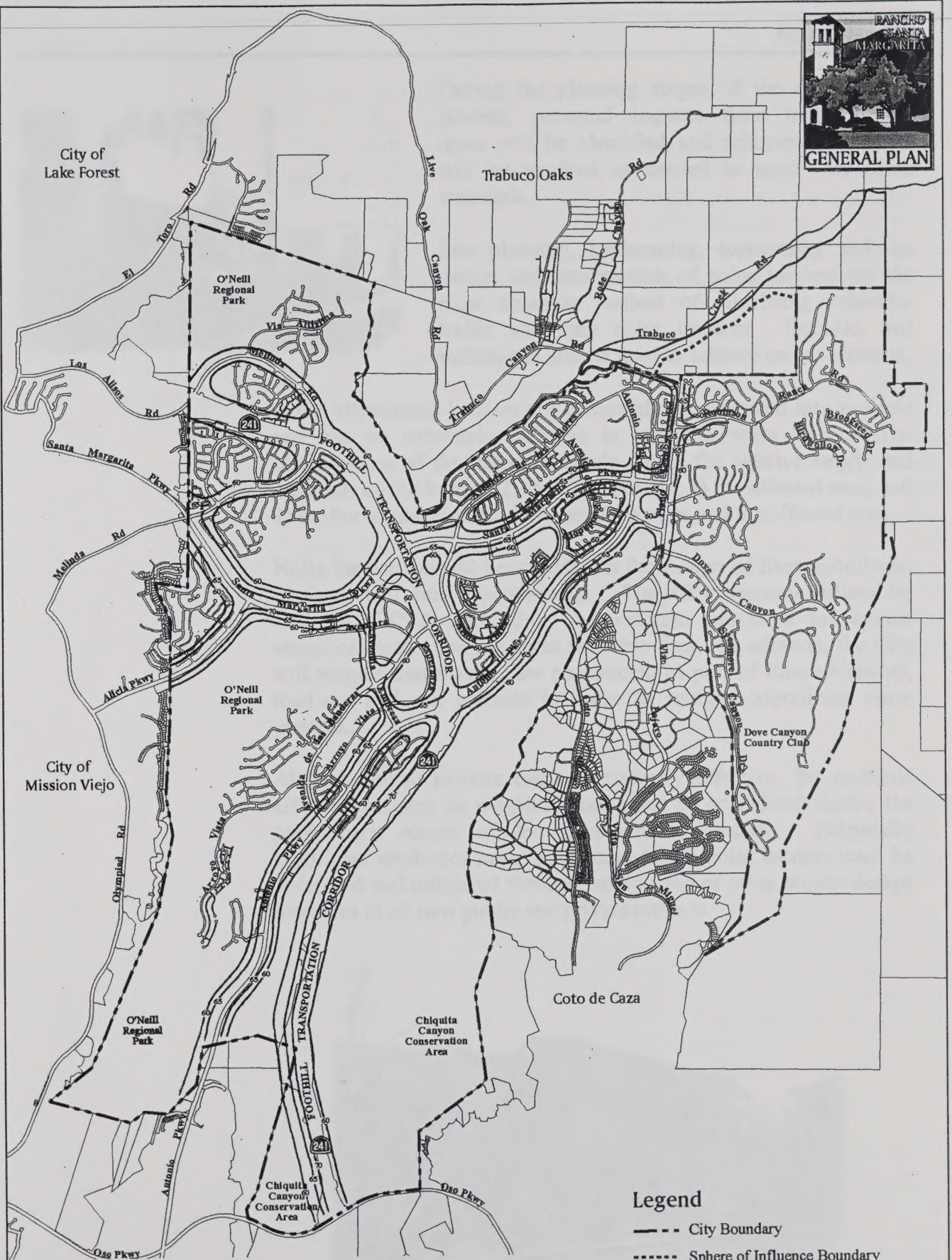
Noise from transportation activity is the primary source of noise in Rancho Santa Margarita. The two major sources of transportation related noise in Rancho Santa Margarita are:

- ◆ Traffic on the Foothill Transportation Corridor (SR-241); and
- ◆ Traffic on arterial roadways within the City.

Noise Control at Reception Sites

The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, the City has little direct control over noise produced by transportation sources because State noise regulations preempt local regulations.

Because the City cannot control noise at the source, City noise programs focus on reducing the impact of transportation noise reception sites.



Sources: Orange County Land Base, 2001;
Weiland Associates, 2002

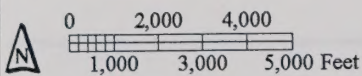


Figure N-1
Future Noise Contours





During the planning stages of the development process, potential impacts from transportation noise will be identified and mitigation measures will be required as needed to meet City noise standards.

Site planning, landscaping, topography and the design and construction of noise barriers are the most common method of alleviating vehicular traffic and train noise impacts. Setbacks and buffers can also be used to achieve noise reduction.

Noise attenuating barriers are commonly incorporated into projects and can be extremely effective in reducing noise levels. The effectiveness of the barrier depends on: 1) the relative height and materials of the barrier; 2) the noise source; 3) the affected area; and 4) the horizontal distance between the barrier and the affected area.

Noise barriers should be included in the design of freeway/tollway, roadway and rail improvements. The City supports efforts by Caltrans, OCTA and other transportation providers to provide acoustical protection for noise sensitive uses. In addition, the City will request that barriers are constructed as part of future highway, roadway and rail projects in order to mitigate significant noise impacts.

Although noise barriers can be extremely effective, the aesthetic effect of barriers on neighborhoods must be considered during the preliminary stages of the development process. Potentially significant aesthetics impacts associated with noise barriers must be addressed and mitigated through landscaping or other project design measures in all new public and private projects.



During the primary stages of the development of the embryo, the embryo is in a state of relative quiescence. It is not until the embryo has reached the blastula stage that it begins to show signs of active development. At this stage, the embryo is in a state of relative quiescence. It is not until the embryo has reached the blastula stage that it begins to show signs of active development.

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Noise Control at the Source

The California Vehicle Code contains noise regulations pertaining to the operation of all vehicles on public roads. These noise standards for cars, trucks and motorcycles are enforced through coordination with the California Highway Patrol and the Orange County Sheriff's Department. The City also regulates traffic flow and coordinates with the California Highway Patrol to enforce speed limits to reduce traffic noise.

Non-Transportation Related Noise

Sensitive receptors must also be protected from excessive noise generated by non-transportation sources, such as commercial and industrial centers, restaurants and bars, religious institutions and civic centers. Other noise sources commonly referred to as nuisance noises also contribute to the overall noise environment. Application and enforcement of the City Noise Control Ordinance is the best means to control noise from existing noise sources; while noise generated by new development is effectively controlled through the site design review process, compliance with CEQA, and compliance with City noise standards contained in the Noise Element of the General Plan. During the preliminary stages of the development process, potential noise impact must be identified and mitigation measures identified.

Noise Control Ordinance

Upon incorporation, the City adopted the County of Orange Noise Control Ordinance. This Ordinance is designed to protect people from non-transportation related noise sources such as construction activity, machinery and pumps, and air conditioners. Enforcement of the Ordinance ensures that adjacent properties are not exposed to excessive noise from stationary sources. Enforcing the Ordinance includes requiring proposed development projects to demonstrate compliance with the Ordinance and requiring construction activity to comply with established work schedule limits. The Ordinance is reviewed periodically for adequacy and amended, as needed, to address community needs and development patterns.

Business Activity Noise

When reviewing a proposed industrial, commercial, or public project, noise generation and potential impacts to surrounding development are considered in accordance with CEQA. An acoustical analysis is required for projects that will generate noise potentially affecting sensitive receptors. Where significant impacts are identified, mitigation measures are required. Common mitigation measures include acoustically treated and quiet-design furnaces,

The Committee on the Medical Profession, which was organized in 1915, has been the primary body for the study of the medical profession. It has been the body which has been responsible for the study of the medical profession and for the study of the medical profession. It has been the body which has been responsible for the study of the medical profession and for the study of the medical profession.

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Committee on the Medical Profession

fans, motors, compressors, valves, and pumps. The City may also require limited delivery hours and hours of operation in order to minimize impacts to adjacent residential users or other sensitive receptors.

In addition, all City departments must comply with state and federal Occupational Safety and Health Administration (OSHA) standards. Any new equipment or vehicle purchased by the City will comply with local, state and federal noise standards.

Nuisance Noise

Several noise sources can contribute to the overall noise environment in the community, including: barking dogs, loud audio equipment, defective or modified auto and motorcycle mufflers and activities at parks and civic, community or religious institutions. Existing nuisance noises can be addressed through strict enforcement of the Noise Control Ordinance, while potential noise impacts may be avoided or reduced through the site design review process, review of proposed developments per CEQA and mitigation of potential nuisance noise impacts.



This report was prepared by the author and is not to be used for any other purpose without the express written consent of the author.

The author is not responsible for any errors or omissions in this report or for any consequences arising from the use of the information contained herein.

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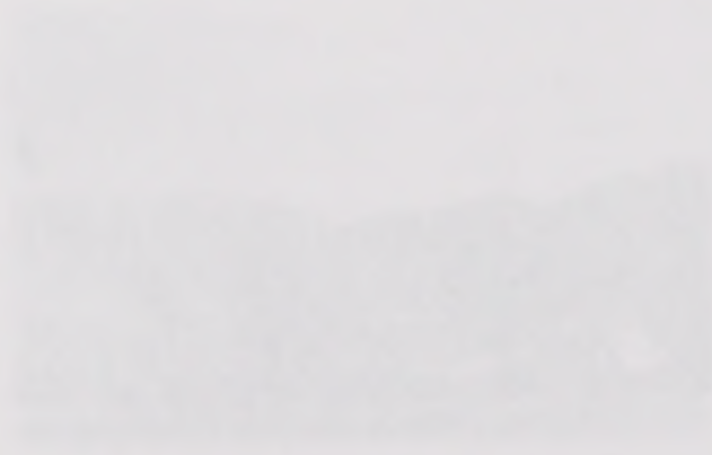
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THE UNIVERSITY OF CHICAGO

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APPENDICES



GENERAL PLAN

APPENDIX



GENERAL PLAN

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Appendix A – General Plan Implementation Program

The General Plan Implementation Program provides a guide to implement adopted General Plan policies and plans the City's future actions, not just the present. The purpose of the Implementation Program is to ensure the overall objectives provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation objective is a program, project, or initiative that involves addressing City action. Each action may either occur as a City-wide effort, or as individual actions. Some of the implementation objectives are programs or initiatives the City currently administers on a day-to-day basis, such as development review, transit, and education already are progress in progress that will involve day-to-day planning activities in various City programs (such as preparation and adoption of the City's General Ordinance and Capital Improvement Plan). The City Council, by adopting the Implementation Program in the General Plan, recognizes the importance of long-range planning, coordination, and budgeting in such day-to-day activities. Implementation of the specific programs will be subject to funding availability.

The Implementation Program is organized into seven subsections that correspond to the General Plan elements. Each of the subsections is composed of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Program

The Implementation Program is intended for use as the basis for preparing the Annual Report to the City Council on the state of the City's progress in implementing the General Plan, as described in Section 65460 of the California Government Code. Because many of the individual actions and programs described in the Implementation Program act as safeguards for significant environmental concerns resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the compliance of the activities required by AB 1251. This Implementation Program should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency with the General Plan.

There is a very small amount of text at the top of the page, which appears to be a header or title, but it is mostly illegible due to the quality of the scan.



Appendix A – General Plan Implementation Program

The General Plan Implementation Program provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis, or in individual subareas. Some of the implementation measures are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects that will become day-to-day planning activities in Rancho Santa Margarita (such as preparation and adoption of the City's first Zoning Ordinance and Capital Improvement Plan). The City Council, by relating the Implementation Program to the General Plan, recognizes the importance of long-range planning considerations and budgeting to such day-to-day activities. Implementation of the specific programs will be subject to funding constraints.

The Implementation Program is organized into seven subsections that correspond to the General Plan elements. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Program

The Implementation Program is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because many of the individual actions and programs described in the Implementation Program act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as required by AB 3180. This Implementation Program should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

Appendix A – General Plan Implementation Program

The General Plan Implementation Program is a plan to implement the General Plan. The purpose of the program is to ensure that the General Plan is implemented in a timely and effective manner. The program will be implemented in a timely and effective manner.

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City of the General
Plan Implementation
Program



GENERAL PLAN

Land Use

This Implementation Program provides actions to implement the adopted policies and plans identified in the Land Use Element. The Land Use Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element.

Balance of Land Uses

LU-1 Annual Review of General Plan and Land Use Policy Map Implementation

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Annually with the budget process
<i>Related Policies:</i>	1.3

LU-2 Improve Jobs- Housing Balance

To the extent possible, improve the balance between jobs and housing in Rancho Santa Margarita through land use decisions. Acreage is designated in the General Plan Land Use Element for development of commercial, light industrial, and business space that generates jobs. Work with property owners to develop parcels with such designations to provide new employment opportunities for residents of Rancho Santa Margarita and nearby communities. Also, maintain a variety of housing types that encourages people to both live and work in Rancho Santa Margarita.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.2, 1.3, 1.4

Land Use

The Department of Planning has been working to develop a comprehensive land use plan for the City of London. This plan will guide the development of the city's land resources and ensure that the city's growth is sustainable and equitable. The plan will take into account the city's unique characteristics, including its historic architecture and its position as a global financial center. It will also consider the needs of the city's residents, businesses, and visitors. The plan will be a living document, subject to regular review and update as the city's needs and circumstances change.

Balance of Land Use

It is essential to maintain a balance between different types of land use in the city. This includes residential, commercial, industrial, and recreational areas. A balanced land use plan ensures that the city remains a pleasant and functional place to live and work. It also helps to protect the city's natural environment and its cultural heritage. The plan will set out guidelines for the development of different types of land use and ensure that they are integrated in a way that benefits the city as a whole.

Planning Department
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 Fax: (519) 321-5678
 Email: info@planning.london.on.ca

The City of London is a world-class destination, known for its historic architecture, cultural heritage, and vibrant community. To ensure that the city remains a desirable place to live and visit, it is essential to maintain a balance between different types of land use. This includes residential, commercial, industrial, and recreational areas. A balanced land use plan ensures that the city remains a pleasant and functional place to live and work. It also helps to protect the city's natural environment and its cultural heritage. The plan will set out guidelines for the development of different types of land use and ensure that they are integrated in a way that benefits the city as a whole.

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GENERAL PLAN
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Land Use Balance

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LU-3
Maximize Use of
Parks and
Recreational
Facilities

Assess the existing active recreational space in the City according to standards established in the Conservation/Open Space Element of the General Plan. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Also, review development proposals for the Northeast Rancho Santa Margarita Future Planned Community for consistency with these standards.

Responsible
Agency/Department: Planning, Community Services, Public Works/Engineering
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.5

Control and Direct Future Growth

LU-4
Zoning Code

Adopt and implement a Zoning Code consistent with State law that establishes permitted densities, intensities, and uses within the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law, and will encourage the provision of commercial recreation uses for active recreation that will enhance the City's private recreational system.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003
Related Policies: 1.2, 1.3, 1.4, 2.1, 2.3, 2.5, 2.6, 2.7

LU-5
Code Enforcement

Continue to enforce Zoning and other applicable codes and ordinances to achieve the desired level of regulation.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1, 2.5, 2.6

LU-6
**Town Center and
Business Park
Commercial
Development**

Until the Zoning Code is prepared, determine permitted uses and intensities of commercial development within the Rancho Santa Margarita Town Center and Business Park consistent with guidelines established within the Rancho Santa Margarita Planned Community. These guidelines will become a part of the City's Zoning Code when it is adopted.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: 2002-2003
Related Policies: 1.2, 2.1, 2.3, 2.6, 2.7

LU-7
**Development of
Planned
Communities**

(A) Review development proposals and amendments for consistency with Planned Community development plans and agreements; and (B) review proposed amendments to approved Planned Communities to avoid unacceptable impacts to the fiscal stability of the City, public facilities and services supporting development, surrounding development and natural characteristics of the amendment site.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 2.3, 2.4, 2.6, 2.7

1990-1991 Survey Results Number of respondents: 1,000 Gender: 500 Male, 500 Female Age: 18-24, 25-34, 35-44, 45-54, 55-64, 65+ Education: High School, College, Graduate Occupation: Various Marital Status: Single, Married, Divorced, Widowed Income: Various Religion: Various Political Affiliation: Various Health Status: Various Living Arrangements: Various Travel Habits: Various Interests: Various Attitudes: Various Values: Various Beliefs: Various Opinions: Various Preferences: Various Behaviors: Various Attitudes: Various Values: Various Beliefs: Various Opinions: Various Preferences: Various Behaviors: Various	1990-1991 Survey Results Number of respondents: 1,000 Gender: 500 Male, 500 Female Age: 18-24, 25-34, 35-44, 45-54, 55-64, 65+ Education: High School, College, Graduate Occupation: Various Marital Status: Single, Married, Divorced, Widowed Income: Various Religion: Various Political Affiliation: Various Health Status: Various Living Arrangements: Various Travel Habits: Various Interests: Various Attitudes: Various Values: Various Beliefs: Various Opinions: Various Preferences: Various Behaviors: Various Attitudes: Various Values: Various Beliefs: Various Opinions: Various Preferences: Various Behaviors: Various
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**LU-8
CEQA Compliance
and Site
Development Review**

Utilize a site development permit process and the California Environmental Quality Act in the review of proposed development projects to promote high quality in the urban design and minimize environmental impacts detrimental to the community.

Responsible
Agency/Department: Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 2.1, 2.3, 2.6, 2.7, 3.3

**LU-9
Subdivision and
Grading Ordinance
Review and
Amendment**

Review and amend (as needed) the City subdivision and grading regulations to provide consistency with new state legislation and court decisions, and to make other desired changes and provisions within the ordinances.

Responsible
Agency/Department: Planning, Public Works/Engineering
Funding Source: General Fund
Time Frame: Annually
Related Policies: 2.7

**LU-10
Annexation and
Northeast Rancho
Santa Margarita
Future Planned
Community**

Require preparation of a Specific Plan and Urban Services Plan addressing the Northeast Future Planned Community area prior to annexation of the area to the City. The Specific Plan will indicate how the provisions of the Land Use Element are met in the design of the new community. In addition, parking standards will be addressed. The Urban Services Plan will demonstrate how adequate public facilities and services can be provided to the area without substantially degrading the level of service currently provided to City residents.

Responsible
Agency/Department: Planning Department, LAFCO, County of Orange, Public Works/Engineering
Funding Source: Development Fees
Time Frame: As needed
Related Policies: 2.2, 2.4, 2.6, 2.7

Under a new development permit system and new planning instruments, the Department of Planning and Infrastructure is working to ensure that projects in the urban fringe and regional areas are consistent with the State's environmental and planning objectives.

Planning Department
Infrastructure
2000
2001, 2002, 2003, 2004

11-18
Development Review
and 200

Infrastructure
Planning Department
2000
2001, 2002, 2003, 2004

Under the new planning system, the Department of Planning and Infrastructure is working to ensure that projects in the urban fringe and regional areas are consistent with the State's environmental and planning objectives.

Planning Department
Infrastructure
2000
2001, 2002, 2003, 2004

11-19
Development Review
and 200

Infrastructure
Planning Department
2000
2001, 2002, 2003, 2004

Under the new planning system, the Department of Planning and Infrastructure is working to ensure that projects in the urban fringe and regional areas are consistent with the State's environmental and planning objectives.

Planning Department
Infrastructure
2000
2001, 2002, 2003, 2004

11-20
Development Review
and 200

Infrastructure
Planning Department
2000
2001, 2002, 2003, 2004

LU-11
Development
Monitoring

Conduct systematic monitoring of the impact and intensity of development in Rancho Santa Margarita and areas around the City to ensure that affected public agencies can provide necessary facilities and services in support of that development.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 2.4

Land Use and Environmental Compatibility

LU-12
MCAS El Toro Reuse

Participate in regional efforts to oppose airport reuse of MCAS El Toro. Support reuse of the site that does not pose risks to the residents of Rancho Santa Margarita and surrounding communities. Coordinate with other south Orange County cities pursuing similar objectives.

Responsible
Agency/Department: City Manager's Office, City Council, Planning Commission, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

LU-13
Surface Water
Quality

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Requirements in this Order include Rancho Santa Margarita developing a Jurisdictional Urban Runoff Management Program (JURMP). This program needs to address a variety of topics related to urban runoff, including Best Management Practices in the planning and construction of new development along with existing development, education of City staff and the community as a whole regarding polluted urban runoff, and revising the environmental review process to analyze water quality impacts from development. Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development.

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department
<i>Funding Source:</i>	Development fees, General Fund
<i>Time Frame:</i>	JURMP development – February 2003, implementation – ongoing
<i>Related Policies</i>	4.1, 4.2, 4.3

**LU-14
Baseline
Environmental
Standards**

Establish baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, traffic/circulation) that may be impacted by proposals for future development as the basis for assessing the environmental impacts of such proposals.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering
<i>Funding Source:</i>	General Fund, Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.3

Adequate Public Services and Facilities

Water Supply, Treatment, and Distribution

**LU-15
Provision of Water
Services**

(A) Review development proposals and amendments within Planned Communities for consistency with water infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine water infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate water infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	5.1, 5.2

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LU-16
Disaster
Preparedness

Identify and evaluate infrastructure lifelines within and serving Rancho Santa Margarita. Ensure that adequate water reserves are available to the City in the event of a natural disaster. Coordinate with infrastructure service providers to ensure that identified lifelines are maintained at the highest possible standards.

*Responsible
Agency/Department:*

Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District, Southern California Gas Company, Southern California Edison Company, Pacific Bell, Cox Communications.

Funding Source:

General Fund, Other participating agencies

Time Frame:

Ongoing

Related Policies:

5.3

LU-17
Water Conservation

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ◆ Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ◆ Require the use of drought resistant plant species, and promote the use of reclaimed water for irrigation of parks, golf courses, and landscaped areas in the community;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts and the Saddleback Valley and Capistrano Unified School Districts to establish water conservation programs; and
- ◆ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects.

*Responsible
Agency/Department:*

Planning, Public Works/Engineering, Building Department, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Funding Source:

General Fund, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Time Frame:

Ongoing

Related Policies:

5.4, 5.5, 5.6

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LU-18
Geographic
Information System

Implement a Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, and environmental resources within the Planning Area. Add water and sewer information obtained from service providers to the City's GIS system. Expand the GIS system to include information pertaining to street lights, parks, land use, zoning, trails, fire hydrants, City-owned lands, Planned Community boundaries, environmental resources, and roadways. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development within the Planning Area.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering, Planning Department, County of Orange, SAMLARC, SAMCORP and infrastructure service providers
General Fund
Ongoing, coordinated with City GIS Needs Assessment
2.4, 5.2, 6.2, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1

Sewer Treatment

LU-19
Provision of Sewer
Services

(A) Review development proposals and amendments within Planned Communities for consistency with sewer infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine sewer infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate sewer infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
Development Fees
Ongoing
6.1, 6.2

Solid Waste

LU-20
Provision of Solid Waste Services

Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal services are being met.

Responsible Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering, Planning Department, private sector contractor.
General Fund, Solid Waste Disposal Fees
Ongoing
7.1

LU-21
Source Reduction and Recycling

Work with the California Integrated Waste Management Board and the City's solid waste service provider to implement the waste diversion programs as well as public education programs as outlined in the Source Reduction and Recycling Element required by Assembly Bill 939.

One strategy for meeting AB939 requirements the city will explore will be the recycling of construction and demolition waste (C&D). C&D has been specifically targeted by the State of California for diversion from the Waste stream. C&D waste is heavy, inert materials and creates significant problems when disposed of in landfills because it does not decompose and takes up valuable landfill capacity. Additionally, since C&D debris is heavy when compared to paper and plastic, it is more difficult for the County and cities to reduce the tonnage of disposed waste. Projects, which will generate C&D waste, should emphasize deconstruction and diversion planning, rather than demolition.

Responsible Agency/Department:
Funding Source:
Time Frame:
Related Policies:

City Manager's Office, Public Works/Engineering, Planning Department, private sector contractor.
Solid Waste Disposal Fees, General Fund
Ongoing
7.1

Drainage/Flood Control

LU-22
Flood Control Facilities

(A) Review development proposals and amendments within Planned Communities for consistency with flood control requirements established in approved development plans and agreements; and (B) For proposed development outside of Planned Communities, require appropriate engineering studies to be prepared to determine required flood control facilities. Require the recommendations of the studies

to be incorporated into the design of projects. Early engineering studies will allow the City and Orange County Flood Control District to anticipate drainage impacts prior to development, and permit more time to plan required improvements. Require the construction of flood control facilities for all development projects.

Responsible Agency/Department: Public Works/Engineering, Planning Department, homeowners associations, Orange County Flood Control District.
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 8.1

***Fire Protection and Emergency Services
Law Enforcement***

**LU-23
Fire and Police
Facilities**

(A) Review development proposals and amendments within Planned Communities for consistency of fire and police facility requirements established in approved development plans and agreements; and (B) Evaluate the need for additional fire and police facilities to serve new development outside of Planned Communities. Coordinate with homeowners associations and service providers to evaluate the level of fire and police service provided to the community.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Orange County Fire Authority, OCSD/Police Services, homeowners associations
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 9.1, 9.2, 9.3, 10.1

**LU-24
Service Contract
Renewal**

When the City renews its service contracts with the Orange County Fire Authority (OCFA) and Orange County Sheriff's Department (OCSD), consider the following issues:

- ◆ Service standards in Rancho Santa Margarita;
- ◆ The staffing levels identified in the service contracts should reflect the established service standards, community population, crime conditions, geography of the service area and availability of funds
- ◆ The contracts should include service to development that will be constructed during the terms of the contracts; and

- ◆ The size of OCFA and OCSD facilities in the City should accommodate staff and equipment and the distribution of facilities should maximize emergency response times.
- ◆ Facility improvements to accommodate staff and equipment and the distribution of facilities should minimize emergency response times. Facility improvements to accommodate new development should be addressed in the contracts.

Responsible City Manager's Office, Orange County Fire Authority, OCSD/Police
Agency/Department: Services
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

LU-25
Alternative Policing
Methods

Coordinate with Orange County Sheriff's Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the City's Police Services Department.

Responsible
Agency/Department: OCSD/Police Services, Planning Department
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

Public Education

LU-26
Schools

A) Review development proposals and amendments within Planned Communities for consistency with school facility requirements established in approved development plans and agreements. Work with school districts to collect student impact fees. B) For proposed projects outside Planned Communities, determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. Work with the districts to collect student impact fees. Require the dedication of necessary school sites where appropriate, associated with development proposals. Work cooperatively with the Districts to encourage access to equal educational opportunities, and to provide additional and improved parking facilities for large/special events.

4. The use of GIS and GPS data in the study of land use change and population pressure is discussed. The use of GIS and GPS data is discussed in the context of land use change and population pressure.

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Table 1	Table 2
Table 1: Land use change and population pressure	Table 2: Land use change and population pressure
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<i>Responsible</i>	Planning Department, Public Works/Engineering, Saddleback Valley
<i>Agency/Department:</i>	Unified School District, Capistrano Unified School District
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	11.1, 11.2, 11.3, 11.4

Parks, Community Centers and Recreational Opportunities

**LU-27
Park and
Recreational
Opportunities**

Encourage the provision and maintenance of parks, community centers, and recreational opportunities through the following activities:

- ◆ Collaborating with homeowners associations and community foundations to provide and maintain amenities such as Lake Rancho Santa Margarita, the Intergenerational Community Center (IGCC), riding and hiking trails, and Class I bikeways.
- ◆ Securing joint use agreements with school districts, private schools, homeowner associations and other property owners to maximize joint use and development of existing community recreational facilities;
- ◆ Working with the park owners/operators to achieve maximum utilization of available park space and recreation programs.
- ◆ Working with business, homeowners associations, churches, schools, and other property owners to ensure setbacks and landscaping are provided next to trails and bikeways.

<i>Responsible</i>	
<i>Agency/Department:</i>	Community Services, Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies</i>	12.1, 12.2, 12.3, 12.4, 12.5

Libraries

LU-28
Library Advisory
Network

Establish an advisory network composed of representatives of local public facility and service providers, City officials, homeowners associations and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Public Library. One of the purposes for the advisory network is to ensure that community needs for library services are being met.

Responsible

Agency/Department: City Manager's Office, Orange County Public Library

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 13.1, 13.2, 13.3

LU-29
Library Facilities

Review development proposals and amendments within Planned Communities for consistency with library impact fees required by approved development plans and agreements. Assess proposed development outside of Planned Communities for library impact fees in conjunction with the Orange County Public Library.

Responsible

Agency/Department: Planning Department, Public Works/Engineering, Orange County Public Library

Funding Source: Development Fees

Time Frame: Ongoing

Related Policies: 13.4

Library Address Address	Location in relation to road, and reference to local public facility and service facilities, and official transportation documents and the County Comprehensive Plan. The project must be a detailed plan of the site, but not a general site plan. It must also show the County Comprehensive Plan.	Address
Project Name Project Address Project City Project State Project Zip	The project's location relative to the County Comprehensive Plan.	Address

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Project Name Project Address Project City Project State Project Zip	The project's location relative to the County Comprehensive Plan.	Address



GENERAL PLAN

Economic Development

This Implementation Program provides actions to implement the adopted policies and plans identified in the Economic Development Element. The Economic Development Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Economic Development Element.

ED-1 **Coordination with Regional Economic Development Agencies**

*Responsible
Agency/Department:*
Funding Source:
Time Frame:
Related Policies:

The City will coordinate with the South Orange County Regional Chambers of Commerce and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment.

City Manager's Office, City Council, Planning Department, Public Works/Engineering
General Fund
Ongoing
All policies

ED-2 **Economic Development Strategy Plan**

Develop an Economic Development Strategy Plan to attract new industry and retain existing businesses. Based on research performed by the City and contained within the *Rancho Santa Margarita General Plan Economic Analysis*, the Economic Development Strategy Plan may contain the following components:

- ◆ Focus on enhancing local serving and community retail sales opportunities in the areas of general merchandise, discount and specialty stores, restaurants and entertainment;
- ◆ Use the preliminary retail analysis contained in the *General Plan Economic Analysis* to identify opportunities missing in the market area;
- ◆ Evaluate retail center performance leading to center-specific recommendations ranging from facility and accessibility improvements to re-tenanting;
- ◆ Coordinate with center owners and managers to facilitate effective changes;



City of Houston
General Plan
2010-2020
Chapter 1
Introduction
1.1 Purpose and Scope
1.2 Goals and Objectives
1.3 Policy Statements
1.4 Implementation

Chapter 2
Land Use
2.1 Introduction
2.2 Land Use Planning
2.3 Land Use Design
2.4 Land Use Implementation
2.5 Land Use Monitoring

Economic Development

The Comprehensive Economic Development Strategy (CEDS) is a long-term plan that provides a framework for the City of Houston's economic development efforts. The CEDS is a living document that is updated regularly to reflect changes in the city's economic landscape. The CEDS is a key tool for the City of Houston to guide its economic development efforts and to ensure that the city's economic development efforts are consistent with its long-term vision.

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- The CEDS is a long-term plan that provides a framework for the City of Houston's economic development efforts. The CEDS is a living document that is updated regularly to reflect changes in the city's economic landscape. The CEDS is a key tool for the City of Houston to guide its economic development efforts and to ensure that the city's economic development efforts are consistent with its long-term vision.

- ◆ Consider the designation of person(s) at City Hall providing economic development support services;
- ◆ Provide funding and/or support for an advertising campaign about the growing “diverse and vibrant” downtown of Rancho Santa Margarita;
- ◆ Prepare a business survey to identify a detailed profile of the City’s economic base, its expansion or relocation possibilities and potential economic development actions;
- ◆ Look for ways to retain and attract businesses that generate non-retail taxable sales;
- ◆ Expand economic base through providing a suburban business park niche and attracting businesses having a relatively higher proportion of office and professional jobs with higher average wages;
- ◆ Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites; and
- ◆ Examine ways that the future completion of SR-241 offers market opportunities, such as broadening market area reach and visitor- and business-serving lodging.
- ◆ Study and evaluate Citywide recreational destination events to provide exposure for the City and stimulate growth opportunities for businesses and services within the community.

<i>Responsible</i>	City Manager’s Office, City Council, Planning Department, Public
<i>Agency/Department:</i>	Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Prepare Economic Development Strategy Plan by the end of fiscal year 2004, ongoing operation
<i>Related Policies:</i>	All policies



Circulation

This Implementation Program provides actions to implement the adopted policies and plans identified in the Circulation Element. The Circulation Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Circulation Element.

Local Circulation System

C-1 Arterial Highway Plan

Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Element, roadway capacity will be improved by restricting on-street parking, improving signal timing, widening intersections, adding through and turn lanes, and other transportation measures according to the Arterial Highway Plan.

Responsible
Agency/Department:
Funding Source:

Time Frame:
Related Policies:

Public Works/Engineering
General Fund, Measure M Revenue, Development Fees, Other State and Federal sources, and Gas Tax Revenue
Ongoing
1.1, 1.2

C-2 Capital Improvement Program

Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program process to finance and complete the roadway and bikeway improvements specified in the Circulation Element. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering
Development fees, gas tax revenues, Federal transportation funds
Ongoing
1.3, 4.2

**C-3
Proposed
Development
(including the
Future Planned
Community)**

Review proposals for new development outside existing Planned Communities for potential traffic and circulation impacts. Future circulation development within the Future Planned Community must provide emergency access in addition to primary access to the area. Parking provided must be consistent with the Northeast Future Planned Community Specific Plan. Future roadways must meet roadway classification specifications and performance criteria. The Level of Service standards established in the Circulation Element will be used to determine the significance of impacts. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts.

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development fees / mitigation, General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2

**C-4
Planned
Communities**

Review development proposals and amendments within Planned Communities for consistency with parking standards, transportation infrastructure, and fee requirements established in approved development plans and agreements.

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2

**C-5
Neighborhood
Traffic Safety**

Work with homeowner associations to ensure that sufficient improvements are in place within neighborhoods to protect pedestrians and bicyclists from hazards associated with excessive auto traffic volumes and speeds. Where appropriate, consider traffic calming devices to mitigate the problems on the neighborhood streets. Study special traffic problems posed by schools, businesses with drive-through access, and land uses that generate extraordinarily high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by completed studies.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Police Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 1.5

Regional Circulation System

C-6 **Coordinate Local** **and Major** **Transportation** **Improvements**

To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as extension of the Foothill Transportation Corridor south to San Clemente. In addition, the impacts of both development projects and major transportation projects will be monitored and mitigation may be required.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering
General Fund, Development Fees, gas tax revenues
Ongoing
2.1, 2.2

C-7 **Amend Master Plan** **of Arterial Highways**

Work closely with the Orange County Transportation Authority (OCTA) to amend the Master Plan of Arterial Highways as follows:

- ◆ **Reclassify Avenida Empresa from a Major Arterial to a Primary Arterial.** This modification better represents the function of this roadway.
- ◆ **Addition of Collector Roadways.** Segments of Avenida de las Flores, Alma Aldea, La Promesa, Bienvenidos, Plano Trabuco, Antonio Parkway and Robinson Ranch Road serve as important collectors within the regional roadway system. The City will advocate for the inclusion of these collector roadway segments into the MPAH.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering
General Fund
Complete MPAH amendments by end of FY 2003.
2.1

C-8 **Interjurisdictional** **Coordination**

Coordinate development in the planning area with needed improvements to the regional circulation system through the following activities:

- ◆ Improve the City arterial highway system in accordance with the Orange County Master Plan of Arterial Highways (MPAH);

The Commission is also aware of the fact that the Commission is not a body that can be used to resolve disputes between the Commission and the Government. The Commission is a body that is established to monitor and report on the implementation of the Commission's recommendations. The Commission is not a body that can be used to resolve disputes between the Commission and the Government.

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- ◆ Coordinate with and monitor planned County, Transportation Corridor Agency, and Caltrans improvements to toll ways within the planning area;
- ◆ Monitor proposals for major new development in areas outside of Rancho Santa Margarita that could impact the operation of the regional and local transportation system; and
- ◆ Monitor efforts to create additional freeway corridors or toll ways in the Rancho Santa Margarita area and oppose such links if unacceptable negative impacts to Rancho Santa Margarita are created.

Responsible Public Works/Engineering, City Manager's Office, OCTA, Caltrans,
Agency/Department: Transportation Corridor Agencies
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.2, 2.3

Public Transportation System

C-9 **Improved Transit** **Service**

Work with OCTA to improve transit service and encourage ridership through the following actions:

- ◆ Encourage provision of transit facilities in major new development and major rehabilitation projects;
- ◆ Coordinate with OCTA to expand transit routes to serve new development in the Northeast Future Planned Community area;
- ◆ Work with OCTA to provide special transit services (such as direct service shuttles) to meet community needs; and
- ◆ Incorporate design features into public improvement projects that promote and support the use of public transportation.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, OCTA
Funding Source: OCTA, Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2, 3.4, 3.5

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**C-10
Regional Public
Transportation
Facilities**

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering
<i>Funding Source:</i>	OCTA, Transportation Corridor Agencies, Caltrans, General Fund, gas tax revenues
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.1, 3.3

Trails Network**C-11
Provide and
Maintain Trails**

For new development projects, require property owners to dedicate land and fund improvements to extend the City's private and County trails network and provide links to other trails located within the City and activity nodes such as schools and commercial centers. The City will review development in Planned Communities for consistency with requirements in approved development agreements for non-vehicular paths and trails, and require dedication and improvements of trail alignments as shown in the County Master Trails Plan. In addition, homeowners associations will be requested to provide pedestrian linkages between residential areas and activity nodes. The City will coordinate with Capistrano and Saddleback Valley Unified School Districts to identify safe routes between neighborhoods and schools. The City will protect public access to the trails network, and identify opportunities to connect points of interest within the community and fill "gaps" in the trails network when reviewing new development proposals. The City will work with the County of Orange to implement the remaining segments of the Trabuco Creek Bikeway within the Northeast Future Planned Community and south of Santa Margarita Parkway. In addition, the City will work to increase the number of staging areas for trails and Class I bikeways so as to facilitate their use.

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department
<i>Funding Source:</i>	General Fund, Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.1, 4.2, 4.3



GENERAL PLAN

Housing

This Implementation Program provides actions to implement the adopted policies and plans identified in the Housing Element. The Housing Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Housing Element.

Provide Adequate Housing Sites

H-1 **Land Use Element**

Maintain an inventory of sites suitable for residential development and provide to developers.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6

H-2 **Zoning Code**

Adopt and implement a Zoning Code consistent with State law that provides for a variety of well designed and well built housing types that complements the existing character of the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law. The Zoning Code will include provisions to allow for group homes of less than 6 persons by right and establish Conditional Use Permit procedures to allow group homes of 6 persons or more. Farmworker housing will also be addressed in the Zoning Code.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003.
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6, 3.1, 3.2, 3.4

H-3
Sites for Homeless
Shelters

Assist homeless persons and those threatened with homelessness by providing an inventory of homeless services and facilities in the region and adopting a Zoning Code that provides for homeless shelters. The City will provide this inventory along with telephone numbers and agency contacts to City staff and Rancho Santa Margarita's Police Services division of the Orange County Sheriff's Department who interface with the public and offer referrals to individuals seeking assistance. City staff and the Police Service Division will coordinate closely with the County Sheriff's Department to ensure homeless persons and persons threatened with homelessness are referred to shelters and social service agencies.

In addition, the City will prepare and implement its zoning Code to permit transitional housing in all of the City's residential zones subject to a Conditional Use Permit (CUP) and emergency housing in the General Commercial (C), Business Park (BP), and Community Facility (CF) zones, also subject to a CUP. The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the creation of such facilities.

Responsible
Agency/Department: Planning Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Prepare and provide inventory by end of 2002. Adopt Zoning Code by end of 2003.
Related Policies: 3.1, 3.2

Provide, Maintain, and Improve Affordable Housing**H-4a**
Section 8 Rental
Assistance

Cooperate with the Orange County Housing Authority (OCHA) to continue to provide Section 8 rental assistance to 58 households, and if possible, expand assistance to an increased number of households, particularly families with children.

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: Section 8
Time Frame: Ongoing through June 30, 2005
Related Policies: 2.4, 3.1, 3.4, 3.5

H-4b
OCHA Special Needs
Groups Rental
Assistance Programs

Cooperate with OCHA to provide rental assistance targeting special needs groups by advertising OCHA Section 8 programs, including: a) the Family Unification Program; b) Aftercare Program for Disabled; c) Shelter Plus Care Program; and d) Hope for Elderly Independence, and OCHA Section 8 contact information on the City website and in City newsletters.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

OCHA, Planning Department
General Fund, Section 8
Ongoing through June 30, 2005
2.4, 3.1, 3.4, 3.5

H-5
Conservation of
Existing and Future
Affordable Units

Conserve the affordable units in the community by performing tasks "a" through "d" as follows:

- a. **Monitor Units At-Risk:** Contact the owners of Villa La Paz, Villa Alientos, the Fountains, and any future developments with designated affordable units to determine the future intent of the property owner in regards to the affordable units. Discuss with the owner the City's and County's desire to maintain the "at-risk" units as affordable to low income households. Owners of these properties were contacted and such discussions were held during preparation of the Housing Element.
- b. **Refinance Multi-family Mortgage Revenue Bonds:** As the use restrictions on the affordable housing projects expire, it is possible to refinance the mortgage revenue bond. All refinanced multi-family mortgage revenue bond projects are required by the 1986 Tax Reform Act to commit 20 percent low income units for the greater of 15 years or as long as the bond is outstanding; 10 percent of the units must be reserved for low income housing occupants.

The City will coordinate with the County and the owners to encourage bond refinancing on the project in consideration for extending the affordable use restrictions as these restrictions become eligible to expire.

- c. **Work with Potential Priority Purchasers:** Establish and maintain close contact with public and non-profit agencies, such as the Orange County Community Housing Corporation (OCCHC), interested in purchasing and/or managing units at-risk to inform them of the status of the at-risk projects. Solicit

Document released under the Access to Information Act

Document released under the Access to Information Act

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technical assistance for additional means of preserving these units from OCCHC and the California Housing Partnership.

- d. Tenant Education:** Work with tenants of “at-risk” developments that may be eligible for conversion to market rate use. This will include informational material about the County’s Section 8 rent subsidies and information regarding potential bond refinancing and purchase by non-profits to help residents understand available options for preserving low income use restrictions.

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: General Fund, County Multi-Family Revenue Bonds
Time Frame: Ongoing
Related Policies: 2.4, 3.1, 3.4, 3.5

H-6
Code Enforcement

Code enforcement staff will continue to preserve the community’s housing stock and neighborhoods by enforcing the City’s Building and Zoning Codes.

Responsible
Agency/Department: Planning Department – Code Enforcement staff
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 2.1, 2.2, 2.3, 2.5

Remove Governmental Constraints

H-7
Affordable Housing Ordinance

Provide flexibility in development standards (including State density bonus provisions) for projects with an affordable housing component by adopting and implementing an Affordable Housing Ordinance.

Pursuant to State density bonus law (Government Code, Section 65915), if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for “qualifying residents” (e.g. seniors), the City must either a) grant a density bonus of 25 percent along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The City's Affordable Housing Ordinance will specify other incentives available to projects with affordability restrictions. These will include modified parking standards and open space requirements, and flexibility in height and setback requirements.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Adopt Ordinance by end of fiscal year 2003, in conjunction with Zoning Ordinance
<i>Related Policies:</i>	1.5, 3.1, 3.4, 3.5

H-8 Second Unit Ordinance

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

Allow for the development of second units by adopting and implementing a Second Unit Ordinance as part of the Zoning Code. The City will adopt a Second Unit Ordinance that reflects the following minimum State requirements:

- ◆ The unit is not intended for sale and may be rented.
- ◆ The lot contains an existing single-family dwelling.
- ◆ The floor area of an attached unit shall not exceed 30 percent of the existing living area.
- ◆ The floor area of a detached unit shall not exceed 1,200 square feet.
- ◆ Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

In addition, both the existing unit and second unit must comply with the zoning code, with the exceptions above, and the second unit must comply with the most recently adopted building code.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt by end of fiscal year 2003, in conjunction with Zoning Ordinance
Related Policies: 1.5, 3.1, 3.4, 3.5

H-9
Expedited Project Review

Provide fast-track permit processing for projects with an affordable housing component by developing, adopting, and implementing priority processing procedures.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund, development fees
Time Frame: Adopt by end of 2003
Related Policies: 1.5, 3.1, 3.4, 3.5

Promote Equal Housing Opportunities

H-10
Orange County Fair Housing Council

Rancho Santa Margarita will contract with the Orange County Fair Housing Council (OCFHC) for the provision of fair housing services to residents of Rancho Santa Margarita. Services offered include counseling and landlord/tenant problems, special assistance for ethnic minority and single-parent households, bilingual housing literature and videotape presentations, day-care services, and housing assistance counseling.

The City will advertise OCFHC services in the City's newsletter and in local periodicals. The City will also place posters and brochures advertising the Council's fair housing services in both English and Spanish at the public counter, City library, post office, and other community locations.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Upon adoption of the General Plan
Related Policies: 3.3

Project Name:	Project Location:	Project Description:
Project Number:	Project Status:	Project Progress:
Project Start Date:	Project End Date:	Project Budget:
Project Manager:	Project Sponsor:	Project Team:

Project Name:	Project Location:	Project Description:
Project Number:	Project Status:	Project Progress:
Project Start Date:	Project End Date:	Project Budget:
Project Manager:	Project Sponsor:	Project Team:

Project Description

Project Name:	Project Location:	Project Description:
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Project Name:	Project Location:	Project Description:
Project Number:	Project Status:	Project Progress:
Project Start Date:	Project End Date:	Project Budget:
Project Manager:	Project Sponsor:	Project Team:

H-11
Mortgage Credit
Certificates (MCC)

The City will continue to participate in the County's MCC program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Orange County Housing and Community Development Department,
Rancho Santa Margarita Planning Department
MCC program, General Fund
Upon adoption of the General Plan
3.3, 3.4, 3.5

H-12
Mortgage Revenue
Bonds

The City will continue to participate in the mortgage revenue bond program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Southern California Home Financing Authority (SCHFA), County of
Orange HCD, Rancho Santa Margarita Planning Department
Mortgage revenue bonds, General Fund
Upon adoption of the General Plan
3.3, 3.4, 3.5

H-13
Housing Element
Updates

The City will review and revise the Housing Element of the General Plan every five years, as required by State law.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department
General Fund
Every five years
All policies

For the full committee on Agriculture in the 100th Congress, the House will continue its efforts to address the needs of the rural community and to ensure that the Department of Agriculture is able to carry out its mission.	H-11 Agriculture Committee Committee on Agriculture
Through the Department of Agriculture, the House will continue to support the efforts of the Department to carry out its mission. The House will also continue to support the efforts of the Department to carry out its mission.	H-12 Agriculture Committee Committee on Agriculture
The House will continue to support the efforts of the Department of Agriculture to carry out its mission. The House will also continue to support the efforts of the Department to carry out its mission.	H-13 Agriculture Committee Committee on Agriculture
The House will continue to support the efforts of the Department of Agriculture to carry out its mission. The House will also continue to support the efforts of the Department to carry out its mission.	H-14 Agriculture Committee Committee on Agriculture
The House will continue to support the efforts of the Department of Agriculture to carry out its mission. The House will also continue to support the efforts of the Department to carry out its mission.	H-15 Agriculture Committee Committee on Agriculture

on one site being considered for some

total units to be rehabilitated: 0 as no need identified.

total units to be conserved: 155 at-risk affordable mortgage revenue

Test statistics for the null hypothesis $H_0: \beta = 0$ are given in Table 1. The test statistics for the null hypothesis $H_0: \beta = 0$ are given in Table 1. The test statistics for the null hypothesis $H_0: \beta = 0$ are given in Table 1.

Journal of the American Statistical Association

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Conservation/Open Space

This Implementation Program provides actions to implement the adopted policies and plans identified in the Conservation/Open Space Element. The Conservation/Open Space Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Conservation/Open Space Element.

Ecological and Biological Resources

COS-1 Protect Natural Resources

Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to: avoidance, enhancement, restoration, or a combination of any of the three, along with participation in the local Natural Community Conservation Program (NCCP). Address the following subjects in impact assessment as applicable to individual development proposals:

- ◆ Natural communities;
- ◆ Riparian and wetland habitat (including potential jurisdictional areas);
- ◆ Coastal sage scrub habitat;
- ◆ Coast live oak habitat;
- ◆ Rare and endangered plant and animal species;
- ◆ Habitat fragmentation (including disruption of wildlife corridors);
- ◆ Creeks and associated tributaries;
- ◆ Lake Santa Margarita; and
- ◆ Significant tree stands.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department, Public Works/Engineering
Development fees/environmental impact mitigation
Ongoing
1.1, 1.2, 1.3, 1.4, 2.1, 4.2

Conservation of the Great Lakes Basin

The Department of the Interior is pleased to announce the release of the Great Lakes Basin Conservation Plan. This plan is the result of a series of studies and reports prepared by the Department of the Interior and the Great Lakes Basin States. The plan is a comprehensive guide to the conservation of the Great Lakes Basin and its resources. It is a living document that will be updated as new information becomes available.

Background and Objectives

The Great Lakes Basin is one of the most important natural resources in the United States. It is a source of water, food, and recreation. The basin is also a source of many of the minerals and metals that are used in industry. The Department of the Interior is responsible for the conservation of the basin and its resources. This plan is a guide to the conservation of the basin and its resources. It is a living document that will be updated as new information becomes available.

- 1. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 2. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 3. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 4. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 5. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 6. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 7. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 8. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 9. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.
- 10. To provide a comprehensive guide to the conservation of the Great Lakes Basin and its resources.

Planning Department, U.S. Department of the Interior
 Environmental Conservation Agency, Washington, D.C.
 October 1965



Great Lakes Basin
 National Park

Planning Department
 Environmental Conservation Agency
 Washington, D.C.
 October 1965

COS-2
Natural Resource
Regulatory Agencies

Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:

- ◆ Potential take or substantial loss of occupied habitat for any threatened or endangered species; or
- ◆ Existing drainage features (jurisdictional area) are located within the project site.

Responsible
Agency/Department:

Planning Department, Public Works/Engineering, USFWS, CDFG, USACE

Funding Source:

Development Fees

Time Frame:

Ongoing

Related Policies:

1.1, 1.2, 1.3, 1.4

COS-3
Migratory Bird
Treaty Act

Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:

- ◆ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or
- ◆ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed.

Responsible
Agency/Department:

Planning Department, Public Works/Engineering, USFWS, CDFG

Funding Source:

Development Fees

Time Frame:

Ongoing

Related Policies:

1.1, 1.4

COS-4
Active Parkland in
Rancho Santa
Margarita

Assess the existing active recreational space in the City according to the standards established in the Conservation/Open Space Element and consistent with provisions of the Quimby Act. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Develop and enforce a standard of 3 acres of active park land per 1,000 population.

regional development strategies in order to achieve a more balanced regional development. The main focus of the study is on the regional development strategies of the European Union (EU) and the United Kingdom (UK) in the context of the 1992 and 1994 regional development strategies. The study also examines the impact of the 1992 and 1994 regional development strategies on the regional development of the European Union (EU) and the United Kingdom (UK).

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Responsible Planning Department, Community Services, Public
Agency/Department: Works/Engineering
Funding Source: General Fund
Time Frame: Annually
Related Policies: 1.5, 1.6, 1.7

COS-5
Parks in the
Northeast Future
Planned Community

Review all development proposals within Northeast Future Planned Community for consistency with park and recreation requirements in accordance with the standards set forth in the Conservation/Open Space Element. When amendments to development plans are proposed within the Planned Community, consider impacts to parks and recreational facilities and require appropriate mitigation.

Responsible Planning Department, Community Services, Public
Agency/Department: Works/Engineering
Funding Source: Dedication of parkland or in-lieu fees
Time Frame: Ongoing
Related Policies: 1.5, 1.6

COS-6
Recreational
Opportunities

Achieve a full range of recreational opportunities to serve the community by:

- ◆ Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available recreation programs and facilities;
- ◆ Constructing the Rancho Santa Margarita Inter-Generational Community Center (IGCC) to provide cultural and recreational programming for all age and interest groups;
- ◆ Working with the Bell Tower Foundation to complete fundraising activities for the Inter-Generational Community Center (IGCC), operate the Center, and establish an endowment for recreational activities throughout the City;
- ◆ Coordinating with the park owners/operators and other organizations such as the Saddleback Valley and Capistrano Unified School Districts, private schools and other appropriate agencies to achieve maximum utilization of recreation programs and facilities in the community;

Keywords: Economic growth, Economic development, Economic transition, Economic reform, Economic liberalization, Economic globalization	Keywords: Economic growth, Economic development, Economic transition, Economic reform, Economic liberalization, Economic globalization
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Keywords:
Economic growth,
Economic development,
Economic transition,
Economic reform,
Economic liberalization,
Economic globalization

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Economic development,
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Economic reform,
Economic liberalization,
Economic globalization

- ◆ Exploring means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships, volunteers and joint use of school facilities and services; and
- ◆ Working with the park owners/operators to develop new recreation programs to reflect new needs and interests of the Rancho Santa Margarita community.

Responsible
Agency/Department: Community Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.5

Scenic Resources

COS-7
Protect Important
Scenic Resources

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important visual resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare effects.

Responsible
Agency/Department: Planning Department
Funding Source: Development fees/environmental impact mitigation
Time Frame: Ongoing
Related Policies: 2.1, 2.2

Water Supply and Conservation

COS-8
Adequate Water
Supply

Continue to work with the Santa Margarita and Trabuco Canyon Water Districts to ensure that community needs are being met and the capacity of infrastructure is met.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1

The first stage of the process is to identify the key actors and their interests. This involves a thorough analysis of the political, economic, and social context of the country in question.

The second stage is to identify the key issues and the interests of the different actors. This involves a thorough analysis of the political, economic, and social context of the country in question.

Issue	Actor	Interest
Land	Government	Control
Land	Private sector	Profit
Land	Peasants	Survival

Key Issues

The first issue is the control of land. The government has a vested interest in controlling land because it is a source of revenue. The private sector has a vested interest in controlling land because it is a source of profit. Peasants have a vested interest in controlling land because it is a source of survival.

Issue	Actor	Interest
Land	Government	Control
Land	Private sector	Profit
Land	Peasants	Survival

Key Actors and Interests

The first actor is the government. The government has a vested interest in controlling land because it is a source of revenue. The private sector has a vested interest in controlling land because it is a source of profit. Peasants have a vested interest in controlling land because it is a source of survival.

Issue	Actor	Interest
Land	Government	Control
Land	Private sector	Profit
Land	Peasants	Survival

COS-9
Promote Water
Conservation

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ◆ Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ◆ Require new projects to install and maintain a dual system when reclaimed water is available;
- ◆ Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks within the City;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts and the Capistrano and Saddleback Valley Unified School Districts to establish water conservation programs; and
- ◆ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances, computerized irrigation devices) in new residential and non-residential development, public projects and rehabilitation projects.

Responsible
Agency/Department:

Planning, Public Works/Engineering, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts

Funding Source:

General Fund, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts

Time Frame:

Ongoing

Related Policies:

3.2, 3.3, 3.4, 4.3

Encourage students to develop a conservation plan for their own area.

Unit 2
Conservation

Encourage students to develop a conservation plan for their own area.

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Unit 3
Conservation

Water Quality

COS-10 **Potable Water** **Quality**

Coordinate with the Santa Margarita and Trabuco Canyon Water Districts regarding potable water quality programs. This coordination should also include regional, state and federal agencies responsible for water quality programs. Encourage the development of new water sources by the Santa Margarita and Trabuco Canyon Water Districts.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering, Planning Department
General Fund
Ongoing
4.1, 4.2, 4.3

COS-11 **Surface Water** **Quality**

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Prepare and update a Jurisdictional Urban Runoff Management Program (JURMP). Further encourage preservation and enhancement of water quality in the following ways:

- ◆ Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, slow runoff and maximize on-site infiltration of runoff.
- ◆ Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use small Collection Strategies located at, or as close as possible to, the source.
- ◆ Require the use of structural and non-structural Best Management Practices (BMPs) to mitigate the projected increases in pollutant loads and flows.

Work with Homeowners Associations, owners and operators of parks, recreational and open space areas to ensure proper water quality measures are in place.

Water Quality

Consistent with the State Water Quality and Pollution Control Act, the Department of the Environment and Heritage (DEH) is responsible for the water quality program. Consistent with the Act, the Department is responsible for the water quality program. Consistent with the Act, the Department is responsible for the water quality program.

002-10
Public Water
Quality

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Public Water
Quality

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<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department, Code Enforcement
<i>Funding Source:</i>	Development fees, General Fund
<i>Time Frame:</i>	JURMP development – February 2003, implementation – ongoing
<i>Related Policies:</i>	5.1

Air Quality

COS-12 Participation in Regional Air Quality Programs

Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	6.1, 6.2, 6.3, 6.4

COS-13 Transportation Demand Management

Adopt a Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as:

- ◆ Trip reduction programs for City staff;
- ◆ Van pool programs for private employers;
- ◆ Employee incentives for public transit use;
- ◆ Preferential parking for carpools;
- ◆ Trip reduction programs for major commercial centers; and
- ◆ Alternative transportation modes for major events.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: FY 2003
Related Policies: 6.1, 6.2, 6.3, 6.4

COS-14
Transportation
System
Management

Implement the programs described in the Circulation and Land Use Elements related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, OCTA, Caltrans
Funding Source: Development fees, Measure M Funds, state and federal funding
Time Frame: Ongoing
Related Policies: 6.2, 6.4

COS-15
Improve Jobs-to-
Housing
Balance

Promote the development of job-generating land uses to improve the balance between jobs and housing to reduce air emissions.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3

COS-16
Minimize Impacts of
New Development

Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Rancho Santa Margarita's Jurisdictional Urban Runoff Management Plan (JURMP), and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as:

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- ◆ Incorporation of public transit stops;
- ◆ Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks;
- ◆ Preferential parking for carpools;
- ◆ Traffic flow improvements; and
- ◆ Employer trip reduction programs.

Responsible
Agency/Department: Planning Department, Building Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.4

COS-17
Control Dust and
Particulate Matter

To reduce dust and particulate matter levels, implement AQMD's fugitive dust control measures such as:

- ◆ Restricting outdoor storage of fine particulate matter;
- ◆ Controlling construction activities and emissions from unpaved areas; and
- ◆ Paving areas used for vehicle maneuvering.

Responsible
Agency/Department: Planning Department, Public Works/Engineering, Building Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2

Encourage Energy Conservation

COS-18
Implement State
Energy Performance
Requirements

To meet state energy conservation requirements, adopt local legislation to establish, update and implement building code requirements for energy performance according to Title 24 Energy Regulations. Encourage project proponents to incorporate energy conservation techniques in proposed projects. Provide brochures with information on energy efficient building and site design at the public counter.

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Building Department, Planning Department
<i>Funding Source:</i>	General Fund, development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.1, 7.2, 7.3

COS-19
Energy Efficient
Public Buildings

Implement energy conservation measures in public buildings through the following actions:

- ◆ Promote energy efficient building and site design for all new public buildings during the site development permit process; and
- ◆ Install energy saving devices in new public buildings and retrofit existing public buildings.

<i>Responsible Agency/Department:</i>	Building Department, Planning Department, Public Works/Engineering
<i>Funding Source:</i>	Utility companies (through rebates), General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.3

COS-20
Promote Energy
Retrofit Programs

Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.

<i>Responsible Agency/Department:</i>	Building Department, Public Works/Engineering, Planning Department, Southern California Gas Company, Southern California Edison Company
<i>Funding Source:</i>	General Fund, development fees, Southern California Gas Company, Southern California Edison Company
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.1, 7.2, 7.3

COS-21
Electric Vehicle
Charging Areas

Include electric vehicle charging areas in new public and private development projects, which will promote the use of electric vehicles by residents and employees. Inform property owners of electric charging vehicle area programs when plans for development projects are submitted.

Responsible Agency/Department: Public Works/Engineering, Building Department, Planning Department, Southern California Gas Company, Southern California Edison Company,
Funding Source: General Fund, development fees, Southern California Gas Company, Southern California Edison Company
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3

COS-22
Open Space Zoning

Adopt an open space zoning ordinance as a section or part of the City Zoning Ordinance. Provisions of the open space zoning ordinance should include (where appropriate):

- ◆ Exclusive agricultural zones;
- ◆ Large-lot zones;
- ◆ Special overlay requirements for hazard areas.

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Concurrent with City Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.5, 1.6

COS-23
Protect Important Cultural Resources

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important cultural resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require a professional cultural resources survey of all undeveloped property prior to issuing a grading permit. In the event that cultural resources artifacts are discovered, those items must be donated to a suitable repository that will maintain the collection for future scientific study and exhibition within Orange County. Prior to donation, the certified cultural resource consultant should prepare the collection to the point of identification. The project should be prepared to pay potential curator fees for the long-term preservation and maintenance of donated collections.

Responsible Agency/Department: Planning Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3



Safety

This Implementation Program provides actions to implement the adopted policies and plans identified in the Safety Element. The Safety Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Safety Element.

Natural Hazards

S-1 Natural Hazards Risk Reduction

Reduce the risk to the community from hazards related to geologic conditions, seismic activity, wildfires, structural fires and flooding by requiring feasible mitigation of such impacts on existing development, new development and redevelopment. Assess development proposals for potential hazards pursuant to the California Environmental Quality Act. Require measures to mitigate all identified significant public safety hazards. Address the following subjects in the assessment:

- ◆ Steep slopes, unstable geologic materials and faulting;
- ◆ Flooding;
- ◆ Wildland and structural fires and adequacy of water pressure for fire fighting;
- ◆ Aircraft overflights;
- ◆ Hazardous materials use, transport, storage or disposal; and
- ◆ Ground transportation hazards (roadway system).

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department, Building/Safety, Public Works/Engineering
Development fees
Ongoing
1.1, 1.2, 1.3, 1.4, 1.5

S-2 Open Space Easements for Geologic Hazards

Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.



Summary

The following is a summary of the key points discussed in the text. The text is a review of the book 'The Development of the Human Brain' by P. D. Kalousios. The book is a comprehensive review of the current state of knowledge in the field of human brain development. It covers the development of the brain from the earliest stages of embryonic development to the mature brain. The book is written in a clear and concise style, making it accessible to a wide range of readers. The book is a valuable resource for anyone interested in the development of the human brain.

Neural Activity

Neural activity is the basis of all brain function. It is the electrical and chemical activity of the neurons in the brain. Neural activity is responsible for all of the functions of the brain, including thought, emotion, and movement. The development of neural activity is a complex process that involves the growth and differentiation of the neurons in the brain. The development of neural activity is also influenced by the environment. The environment can affect the development of neural activity in a number of ways, including by affecting the growth and differentiation of the neurons in the brain.

1. Neural activity is the basis of all brain function.
2. Neural activity is responsible for all of the functions of the brain, including thought, emotion, and movement.
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2.1 Neural Activity

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2.2 Brain Development

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Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: Development fees, General Fund
Time Frame: Ongoing
Related Policies: 1.1

S-3
Structural
Design

To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment.

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-4
Soil and Geologic
Surveys

During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers, where appropriate. Examples of when these surveys are required are: (1) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1; and (2) for projects within a State-delineated Seismic Hazard Zone for liquefaction and seismically induced landsliding, in accordance with the California Division of Mines and Geology.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-5
Earthquake
Preparedness

Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with emergency service providers and the school districts to maximize public participation.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety, Orange County Sheriff's Department, Orange County Fire Authority,
Funding Source: General Fund, Capistrano Unified School District, County Fire Department, County Sheriff's Department

Training Department, Building Department, Public Works Department, Police Department, Fire Department, and other departments.	2.1 Training Department Building Department Public Works Department Police Department Fire Department Other Departments
The training program is designed to provide the necessary skills and knowledge for the various departments. The program is divided into two main parts: the first part is the basic training, which is required for all employees, and the second part is the specialized training, which is required for specific jobs.	2.2 Training Department Building Department Public Works Department Police Department Fire Department Other Departments
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Time Frame: Annual
Related Policies: 1.5

S-6
Liquefaction
Zoning Overlays

Develop informational overlays that augment the City's zoning ordinance. The overlays should be used to identify areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigations, restrict development in liquefaction-prone areas, and/or to establish specific building design standards aimed at reducing the risk of liquefaction.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: General Fund
Time Frame: Overlays adopted as part of Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.1

S-7
Flood Insurance

Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2

S-8
Flood Control
System

Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD and the Santa Margarita and Trabuco Canyon Water Districts regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks.

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Orange County Flood Control District
<i>Funding Source:</i>	Orange County Flood Control District, development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.2

S-9
Promote Fire
Prevention

Promote fire prevention in Rancho Santa Margarita in the following ways:

- ◆ Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs;
- ◆ Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban areas and sites to be developed is adequate for fire fighting purposes; and
- ◆ Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Rancho Santa Margarita topography, climate, vegetation and urban form.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Orange County Fire Authority
<i>Funding Source:</i>	General Fund, Orange County Fire Authority, development fees, Property Owners
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.3, 1.4, 1.5

Human Activity Hazards

S-10
Air Pollution
Reduction

Continue to work with the South Coast Air Quality Management District and the most recent Air Quality Management Plan to improve the regional transportation system and regional air quality.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering, South Coast Air Quality Management District
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.1

Activity The Activity The Activity	Public-Private Partnership Program The Activity The Activity
2.0 The Activity	Public-Private Partnership Program The Activity The Activity
3.0 The Activity	Public-Private Partnership Program The Activity The Activity
4.0 The Activity	Public-Private Partnership Program The Activity The Activity
5.0 The Activity	Public-Private Partnership Program The Activity The Activity

S-11
Nuclear Power
Production Risks
Reduction

Reduce the nuclear power production risks in the following ways:

- ◆ Participate in programs and emergency response exercises with federal and state agencies and Southern California Edison to minimize the risks related to nuclear power production; and
- ◆ Implement measures related to the San Onofre Nuclear Generating Station (SONGS) in the City's Emergency Preparedness Plan to ensure that residents are prepared for any problems associated with the facility.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department, Public Works/Engineering, Building/Safety
General Fund
Ongoing
2.2

S-12
Reduce Risks from
Hazardous Materials

Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches:

- ◆ Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste;
- ◆ Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;
- ◆ Identify roadway transportation routes for conveyance of hazardous materials;
- ◆ Implement the emergency response plan for accidents involving hazardous materials; and
- ◆ Cooperate with the Certified Unified Program Agency (CUPA) for the City of Rancho Santa Margarita (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.

2.11 Global Power Production & Distribution	Reduce the nuclear power production share in the electricity supply - Participate in programs and technology transfer projects with India and other agencies and develop a nuclear energy program for the next 10 years to meet the growing demand for electricity - Improve the nuclear power share in the electricity supply
2.12 Global Power Production & Distribution	Reduce the nuclear power production share in the electricity supply - Participate in programs and technology transfer projects with India and other agencies and develop a nuclear energy program for the next 10 years to meet the growing demand for electricity - Improve the nuclear power share in the electricity supply

2.13 Global Power Production & Distribution	Reduce the nuclear power production share in the electricity supply - Participate in programs and technology transfer projects with India and other agencies and develop a nuclear energy program for the next 10 years to meet the growing demand for electricity - Improve the nuclear power share in the electricity supply
2.14 Global Power Production & Distribution	Reduce the nuclear power production share in the electricity supply - Participate in programs and technology transfer projects with India and other agencies and develop a nuclear energy program for the next 10 years to meet the growing demand for electricity - Improve the nuclear power share in the electricity supply

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning, Building/Safety, County of Orange
<i>Funding Source:</i>	General Fund, federal, state and local regulatory agencies
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.3, 2.5

S-13
Household
Hazardous Waste
Program

Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites.

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Building/Safety, County of Orange Environmental Health Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.4, 2.5, 2.6

S-14
Ground
Transportation
Safety

Minimize the potential for accidents involving automobiles, pedestrians and cyclists by working closely with the Orange County Sheriff's Department, OCTA and the California Highway Patrol to identify safety problems and implement corrective measures. Adopt standards and implement design features that minimize conflicts.

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning Department, OCSD/Police Services, California Highway Patrol, Orange County Transportation Agency
<i>Funding Source:</i>	General Fund, OCTA, Caltrans, Transportation Corridors Agencies
<i>Time Frame:</i>	Ongoing
<i>Related Policy:</i>	2.5

Crime Prevention

S-15
Minimize Criminal
Activity

Protect residents and businesses from criminal activity by providing substantive levels of police protection and educating the public about methods to reduce criminal activity. The specific actions to implement these goals are identified below:

Study Objective	Study Design	Study Population	Study Period
To determine the prevalence of dental caries in the primary teeth of 5-year-old children in the United States.	Cross-sectional survey	5-year-old children in the United States	1988-1991

The study was a cross-sectional survey of dental caries in the primary teeth of 5-year-old children in the United States. The study was conducted in 1988-1991. The study was a cross-sectional survey of dental caries in the primary teeth of 5-year-old children in the United States. The study was conducted in 1988-1991. The study was a cross-sectional survey of dental caries in the primary teeth of 5-year-old children in the United States. The study was conducted in 1988-1991.

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Study Objective	Study Design	Study Population	Study Period
To determine the prevalence of dental caries in the primary teeth of 5-year-old children in the United States.	Cross-sectional survey	5-year-old children in the United States	1988-1991

Study Population

The study population consisted of 5-year-old children in the United States. The study was conducted in 1988-1991. The study was a cross-sectional survey of dental caries in the primary teeth of 5-year-old children in the United States. The study was conducted in 1988-1991. The study was a cross-sectional survey of dental caries in the primary teeth of 5-year-old children in the United States. The study was conducted in 1988-1991.

- ◆ When renewing the service contract with the Orange County Sheriff's Department, ensure that contracted staffing levels correspond to the population and geography of Rancho Santa Margarita, and that sufficient emphasis is placed on staff and programs for crime prevention;
- ◆ Ensure that mutual aid agreements between the Orange County Sheriff's Department and the police departments of surrounding jurisdictions are in place for emergency situations;
- ◆ Use defensible space and lighting concepts in development projects designed to enhance public safety;
- ◆ Coordinate with the Orange County Sheriff's Department to increase public awareness about criminal activity and crime prevention activities. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the Police Services Department; and
- ◆ Coordinate with the Orange County Sheriff's Department, Capistrano Unified School District, and Saddleback Valley Unified School District to provide periodic crime prevention programs in local schools.

<i>Responsible</i>	Planning Department, OCSD/Police Services, Capistrano Unified
<i>Agency/Department:</i>	School District, Saddleback Valley Unified School District
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8

Emergency Preparedness

S-16 **Emergency** **Preparedness Plan**

Maintain the Emergency Preparedness Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical and law enforcement) and minimize human suffering and property damage during disasters. The plan should identify resources available for emergency response and establish coordinated action plans for specific emergency situations and disasters including earthquakes, fires, flooding, major roadway accidents, hazardous materials incidents, civil disturbance and incidents at the San Onofre Nuclear Generating Station.

<i>Responsible</i>	City Manager's Office, Public Works/Engineering, OCSD/Police
<i>Agency/Department:</i>	Services, Emergency Service Providers
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.1

S-17
Communication
Network for
Emergencies

Support high-level multi-jurisdictional cooperation and communication for emergency planning and management. Solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, cable television, Capistrano Unified School District, and Saddleback Valley Unified School District.

<i>Responsible</i>	City Manager's Office, Public Works/Engineering, Emergency
<i>Agency/Department:</i>	Service Providers
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.1

S18
Emergency
Preparedness
Education

Educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies. Education about emergency preparedness can occur through the distribution of brochures, presentations to civic groups and homeowners associations and instruction in local schools.

<i>Responsible</i>	Planning Department, Capistrano and Saddleback Valley Unified
<i>Agency/Department:</i>	School Districts
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.2

Study design Data collection Study period Study location	Study design Data collection Study period Study location
Cross-sectional Interviews Questionnaire	Cross-sectional Interviews Questionnaire Study period: 1998-2000 Study location: 10 districts in the north of Thailand
Cross-sectional Interviews Questionnaire	Cross-sectional Interviews Questionnaire Study period: 1998-2000 Study location: 10 districts in the north of Thailand
Cross-sectional Interviews Questionnaire	Cross-sectional Interviews Questionnaire Study period: 1998-2000 Study location: 10 districts in the north of Thailand
Cross-sectional Interviews Questionnaire	Cross-sectional Interviews Questionnaire Study period: 1998-2000 Study location: 10 districts in the north of Thailand



Noise

This Implementation Program provides actions to implement the adopted policies and plans identified in the Noise Element. The Noise Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Noise Element.

Noise and Land Use Planning

N-1 Compatible Development

Use noise and land use compatibility standards to guide future planning and development decisions. Table N-2 in the Noise Element summarizes the State criteria for minimizing adverse noise effects. Table N-3 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. The compatibility criteria are based on the noise criteria in Table N-2. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	Development fees / mitigation
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2

N-2 Acceptable Noise Levels for New Development

Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.

Responsible
Agency/Department: Planning Department
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.2, 1.3

N-3
Noise Insulation
Standards

Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.3

N-4
Noise Control
Coordination

To ensure continued effectiveness of noise control efforts, designate the Planning Director as the noise control coordinator for new development charged with the responsibilities of enforcing the City noise policy.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3

Transportation Related Noise

N-5
Reduce Roadway
Noise

Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies to provide noise control for roadway projects within the City. Particularly, advocate reducing noise impacts from the Foothill Transportation Corridor.

Activity	Status
Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions. Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions.	Completed
Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions. Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions.	Completed
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Implementation Status Report

Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions. Review the progress of the State of California State Strategic Plan (SSSP) for the year 2020. The plan includes a variety of key areas, including the environment, the economy, and the community. The plan is a key document for the state and is used to guide the state's actions.	Completed
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<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering
<i>Funding Source:</i>	General Fund, Development fees / mitigation, Measure M Funds, Gas tax revenues
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.1, 2.2, 2.3

**N-6
Noise Reduction
Information**

Provide written information to residents and homeowners associations describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.

<i>Responsible</i>	
<i>Agency/Department:</i>	Building/Safety, Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.3

**N-7
Vehicle Noise**

Coordinate with the Orange County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Code Enforcement, Orange County Sheriff's Department, California Highway Patrol
<i>Funding Source:</i>	General Fund, Orange County Sheriff's Department, California Highway Patrol
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.1, 2.2

Non-Transportation Related Noise

**N-8
Noise Regulations**

Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.

Exposure	Exposure to the chemical
Exposure level	Exposure level (mg/kg)
Exposure duration	Exposure duration (days)
Exposure route	Exposure route (oral, dermal, inhalation)
Exposure frequency	Exposure frequency (times/week)
Exposure duration	Exposure duration (years)

Exposure	Exposure to the chemical
Exposure level	Exposure level (mg/kg)
Exposure duration	Exposure duration (days)
Exposure route	Exposure route (oral, dermal, inhalation)
Exposure frequency	Exposure frequency (times/week)
Exposure duration	Exposure duration (years)

Exposure	Exposure to the chemical
Exposure level	Exposure level (mg/kg)
Exposure duration	Exposure duration (days)
Exposure route	Exposure route (oral, dermal, inhalation)
Exposure frequency	Exposure frequency (times/week)
Exposure duration	Exposure duration (years)

Non-Transportation Related Notes

Exposure	Exposure to the chemical
Exposure level	Exposure level (mg/kg)
Exposure duration	Exposure duration (days)
Exposure route	Exposure route (oral, dermal, inhalation)
Exposure frequency	Exposure frequency (times/week)
Exposure duration	Exposure duration (years)

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-9
Minimize
Commercial Noise

Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-10
Minimize
Construction Noise

Require all construction activity to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 1.2, 3.1, 3.3

N-11
City Noise
Compliance

All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed.

Responsible
Agency/Department: All City departments
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-12
City Contracts

Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety, Recreation Services, homeowners associations
Funding Source: City service contracts
Time Frame: Ongoing
Related Policies: 3.1, 3.2

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Appendix B - Glossary

Access - A way of approaching or viewing a system, including inputs (the right to enter) and outputs (the right to leave).

Access, Not - The portion of a lot that was actually built upon. The following generally are not included in the net coverage of a site: public or private road right-of-way, public open space, and easements.

ADTF - Average daily travel made by vehicles in a 24-hour period.

Air Basin - One of 14 well-defined regions in California uniformly influenced by air quality in contiguous regions.

Air Pollution Emission - Discharges from the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Pollution - The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are responsible or harmful.

Air Quality Standard - The prescribed level of pollutants in the ambient air that must be achieved legally during a specified time in a specified geographical area.

Anticipated Noise Level - The understanding of noise levels that have not yet occurred. In this context, the anticipated noise level identifies the estimated existing level of environmental noise at a given location.

Assessment - The basic profile of a land use that can identify its with a resulting change in the character of that city.

Application for Development - The application, forms, and all accompanying documents and exhibits required of an applicant by an approving authority for development review by governmental agency (ies).

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GENERAL PLAN

Appendix B - Glossary

Access - A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acres, Net - The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road right-of-way, public open space, and floodways.

ADT - Average daily trips made by vehicles in a 24-hour period.

Air Basin - One of 14 self-contained regions in California minimally influenced by air quality in contiguous regions.

Air Pollutant Emissions - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Pollution - The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

Air Quality Standards - The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Ambient Noise Level - The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annexation - The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Application For Development - The application form(s) and all accompanying documents and exhibits required of an applicant by an approving authority for development review by governmental agency(ies).

Aquifer - An underground bed or layer of earth, gravel, or porous stone that contains water.

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Housing - Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs, including, but not limited to, Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

A-Weighted Decibel or dB(A) - A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

Base Flood Elevation - The highest elevation, expressed in feet above sea level, of the level of flood waters expected to occur during a 100-year flood (i.e., a flood that has 1 percent likelihood of occurring in any given year).

Bicycle Lane (Class II facility) - A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility) - A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility) - A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways - A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Definition: - An independent variable is a variable that is not influenced by any other variable in the study.

Definition: - A dependent variable is a variable that is influenced by one or more independent variables. It is the outcome or result of the study.

Definition: - A confounding variable is a variable that is not the independent variable but that may influence the dependent variable. It is a variable that is not being studied but that may affect the results of the study. For example, if you are studying the effect of exercise on weight loss, but you are not controlling for diet, then diet is a confounding variable.

Definition: - A control group is a group of subjects that does not receive the treatment being studied. It is used to compare the results of the treatment group to a baseline.

Definition: - The placebo effect is a psychological phenomenon in which a person experiences a change in their condition simply because they believe they are receiving a treatment.

Definition: - A double-blind study is a study in which neither the participants nor the researchers know who is receiving the treatment and who is in the control group.

Definition: - A randomised controlled trial is a type of study in which participants are randomly assigned to either the treatment group or the control group.

Definition: - A cohort study is a type of study in which a group of people is followed over time to see if they develop a disease or condition.

Definition: - A case-control study is a type of study in which researchers look back at people who have a disease or condition and try to identify what caused it.

Buffer - A strip of land designated to protect one type of land use from another incompatible use. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones, such as a multi-family housing zone between single-family housing and commercial uses.

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

California Environmental Quality Act (CEQA) - A state law (California Public Resources Code Section 21000 et. seq.) requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans usually require the preparation of a "Program EIR."

California Housing Finance Agency (CHFA) - A state agency, established by the Housing and Home Finance Act of 1975, authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Caltrans - California Department of Transportation.

Capital Improvement Program (CIP) - A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Census - The official decennial enumeration of the population conducted by the federal government.

City - City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city.

City Council - The governing board of the City. The five-member elected council is responsible to the electorate for keeping pace with changing community needs, for establishing the quality of municipal services through the open conduct of public affairs, and for encouraging constructive citizen participation.

Clean Air Act - Federal legislation establishing national air quality standards.

Collector - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Care Facility - Any facility, place, or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care facilities.

Community Development Block Grant (CDBG) - A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Noise Equivalent Level (CNEL) - The average equivalent sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. See also "A-Weighted Decibel."

Compatibility - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts are intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous

City Council - The governing body of the City. The Council is responsible for the overall management of the City. It is made up of 15 members, 12 of whom are elected by the voters of the City and 3 are appointed by the Mayor. The Council is responsible for the City's budget, the City's police, fire, and other services. It also has the power to pass laws and regulations for the City.

Mayor - The head of the City government. The Mayor is elected by the voters of the City for a four-year term. The Mayor is responsible for the overall management of the City and for the City's police, fire, and other services. The Mayor also has the power to pass laws and regulations for the City.

Commission - A group of people who are responsible for a specific area of the City government. There are several commissions in the City, each of which is responsible for a different area of the City's government. The commissions are made up of people who are appointed by the Mayor and the Council.

Community Development Board (CDB) - A group of people who are responsible for the overall management of the City's community development programs. The CDB is made up of people who are appointed by the Mayor and the Council. The CDB is responsible for the overall management of the City's community development programs, including the City's housing, health, and social services programs. The CDB also has the power to pass laws and regulations for the City's community development programs.

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materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Condominium - A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Congestion Management Plan (CMP) - A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized area, to adopt and annually update a Congestion Management Plan.

Congregate Care Housing - generally defined as age-segregated housing built specifically for the elderly which provides services to its residents, the minimum of which is usually an on-site meal program, but which may also include housekeeping, social activities, counseling, and transportation. There is generally a minimum health requirement for acceptance into a congregate facility as most do not offer supportive health care services, thus differing from a nursing home. Residents usually have their own bedrooms and share common areas such as living rooms, dining rooms, and kitchens; bathrooms may or may not be shared.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

Council of Governments (COG) - A regional planning and review authority whose membership includes representation from all communities in the designated region. The Southern California Association of Governments (SCAG) is an example of a COG in Southern California.

Coverage - The proportion of the area of the footprint of a building to the area of the lot on which it stands.

Critical Facility - Facilities housing or serving many people which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

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Critical Movement - Any of the conflicting through or turning movements at an intersection which determine the allocation of green signal time.

Cumulative Impact - As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

Day-Night Average Level (Ldn) - The average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. See also "Community Noise Equivalent Level."

Decibel (dB) - A unit for describing the amplitude of sound, as it is heard by the human ear. See also "A-Weighted Decibel," "Community Noise Equivalent Level," and "Day-Night Average Level."

Dedication - The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.

Density - The number of families, individuals, dwelling units or housing structures per unit of land; usually density is expressed "per acre." Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre.

Density Bonus - The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density Transfer - A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, sensitive, or hazardous areas.

Developer - An individual who or business which prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is, in

1990s - The first time that a woman was elected to the House of Representatives. This was a historic moment for women in politics.

2000s - The first time that a woman was elected to the Senate. This was a historic moment for women in politics.

2010s - The first time that a woman was elected to the White House. This was a historic moment for women in politics.

2020s - The first time that a woman was elected to the Supreme Court. This was a historic moment for women in politics.

2030s - The first time that a woman was elected to the President of the United States. This was a historic moment for women in politics.

2040s - The first time that a woman was elected to the Vice President of the United States. This was a historic moment for women in politics.

2050s - The first time that a woman was elected to the Speaker of the House of Representatives. This was a historic moment for women in politics.

2060s - The first time that a woman was elected to the Chief Justice of the United States. This was a historic moment for women in politics.

2070s - The first time that a woman was elected to the Secretary of Defense. This was a historic moment for women in politics.

itself, a business and is not incidental to another business or activity.

Development - The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Impact Fees - A fee or charge imposed on developers to pay for the costs to the City of providing services to a new development.

Development Phasing Program - A program which establishes the requirement that the issuance of building and grading permits shall be phased in a manner that assures implementation of required transportation improvements within the City. However, through the CEQA process, the City may tie the phasing of development to improvements outside of the City as mitigation measures/conditions of approval for project-generated traffic impact fees. The City shall specify the order of improvements and phasing of dwelling units based, at a minimum, on mitigation measures adopted in conjunction with environmental documentation and other relevant factors.

Development Plan - A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features and locations of proposed utility services.

Development Rights - The right to develop land by a landowner that maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Dwelling - A structure or portion of a structure used exclusively for human habitation.

Dwelling, Multi-family - A building containing two or more dwelling units for the use of individual families maintaining households; an apartment or condominium building is an example of this dwelling unit type.

that a business and its employees are subject to the same laws and regulations.

Development - The process of a country or region that is less developed becoming more developed. It involves the construction of infrastructure, the provision of social services, and the improvement of the living standards of the population.

Developmental Impact - A term used to describe the impact of development on the environment and society. It can be positive or negative.

Developmental Program - A program of development that is designed to improve the living standards of a population. It can be a government program or a private sector program. It can be a long-term program or a short-term program. It can be a program that is designed to improve the living standards of a population in general or a program that is designed to improve the living standards of a specific group of people.

Development Plan - A plan of development that is designed to improve the living standards of a population. It can be a government plan or a private sector plan. It can be a long-term plan or a short-term plan. It can be a plan that is designed to improve the living standards of a population in general or a plan that is designed to improve the living standards of a specific group of people.

Development Policy - The right to develop land by a landowner. It is a right that is granted to a landowner by a government. It is a right that is granted to a landowner by a government. It is a right that is granted to a landowner by a government. It is a right that is granted to a landowner by a government.

Development - A process of development that is designed to improve the living standards of a population. It can be a government process or a private sector process. It can be a long-term process or a short-term process. It can be a process that is designed to improve the living standards of a population in general or a process that is designed to improve the living standards of a specific group of people.

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Dwelling, Single-family Attached - A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

Dwelling, Single-family Detached - A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling Unit - One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Easement - A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Economic Base - The production, distribution, and consumption of goods and services within a planning area.

Element - A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Eminent Domain - The authority of a government to take, or to authorize the taking of, with compensation, private property for public use.

Endangered Species - A species of animal or plant is endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environment - The sum of all external conditions and influences affecting the life, development, and survival of an organism.

Environmental Impact Report (EIR) - A report, as prescribed by the California Environmental Quality Act (CEQA), on the effect of a development proposal and other major actions which significantly affect the environment.

Essential Facilities - Those facilities whose continued functioning is necessary to maintain public health and safety following a disaster. These facilities include fire and police stations, communications facilities, emergency operation centers, hospitals,

administrative buildings, and schools designated as mass care shelters. Also included are key transportation facilities and utility facilities such as water supply, sewage disposal, gas storage facilities and transmission lines, and electric generation stations and transmission lines.

Exaction - A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, Active - A fault that has moved within the last 11,000 years and that is likely to move again within the next 100 years.

Fault, Inactive - A fault which shows no evidence of movement in the last 11,000 years and no potential for movement in the relatively near future.

Fault, Potentially Active - A fault that last moved within the Quaternary Period (the last 2,000,000 to 11,000 years) before the Holocene Epoch (11,000 years to the present); or a fault that, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

FEMA - Federal Emergency Management Agency. Administers National Flood Insurance Program (NFIP) and provides Federal disaster relief for presidentially-declared disasters.

FHWA - Federal Highway Administration. Administers Federal programs providing financial assistance to states for construction and improvement of freeways and roadways.

Finding(s) - The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fire Flow - A rate of water flow that should be maintained to halt and reverse the spread of a fire.

Flood Insurance Rate Map (FIRM) - For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

1863-1864 - The first year of the American Civil War. The Union (North) and the Confederacy (South) fought the war. The Union won the war, but the Confederacy was not destroyed. The war was fought in the South, and the Union won the war. The war was fought in the South, and the Union won the war.

1864 - A year of war. The Union won the war. The Union won the war. The Union won the war.

1865 - The year of the end of the American Civil War. The Union won the war. The Union won the war. The Union won the war.

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1871 - The year of the end of the American Civil War. The Union won the war. The Union won the war. The Union won the war.

1872 - The year of the end of the American Civil War. The Union won the war. The Union won the war. The Union won the war.

Flood, Regulatory Base - Flood having a one percent chance of being equaled or exceeded in any given year (100-year flood).

Floodplain - A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floodway - The channel of a watercourse or river, and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR) - The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5:1).

General Plan - A legal document that takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "Achieve a balance of land use types within the City").

Grade - The degree of rise or descent of a sloping surface.

Greenbelt - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Ground Failure - Mudslide, landslide, liquefaction (see this Glossary), or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking - Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Group Quarters - A dwelling that houses unrelated individuals.

Global Perspective: Globalization is a process that is not limited to the world of nations. It is a process that is also taking place in the world of business.

Definition: A business is a company that is engaged in the production of goods or services for sale to other businesses or to the general public. It is a company that is engaged in the production of goods or services for sale to other businesses or to the general public.

Structure: The structure of a business is the way in which the business is organized. It is the way in which the business is organized. It is the way in which the business is organized.

Types of Business: There are two types of business: a business that is engaged in the production of goods or services for sale to other businesses or to the general public, and a business that is engaged in the production of goods or services for sale to other businesses or to the general public.

Globalization: Globalization is a process that is not limited to the world of nations. It is a process that is also taking place in the world of business. It is a process that is also taking place in the world of business.

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Growth Management - Techniques used by government to control the rate, amount and type of development.

Habitat - The physical location or type of environment in which an organism or biological population lives or occurs.

HCD - State Department of Housing and Community Development. Administers State housing programs and reviews Housing Elements for compliance with State law.

HDC – Non-profit Housing Development Corporation.

HOME - Home Investment Partnership Act.

Hazardous Materials - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Household - According to the U.S. Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income - The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the regional median income.

Housing Affordability - Based on state and federal standards, housing is affordable when the housing costs are no more than 30 percent of household income.

Housing Unit - A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD - U.S. Department of Housing and Urban Development. Administers federal housing programs, including Section 8 housing assistance.

Implementation Measure - An action, procedure, program, or technique that carries out general plan policy.

Chapter 1: Introduction - This chapter introduces the course and the importance of the field of study.

Chapter 2: The physical basis of life - This chapter discusses the physical basis of life, including the structure and function of cells.

Chapter 3: The chemical basis of life - This chapter discusses the chemical basis of life, including the structure and function of molecules and the role of enzymes.

Chapter 4: The genetic basis of life - This chapter discusses the genetic basis of life, including the structure and function of DNA and the process of inheritance.

Chapter 5: The development of life - This chapter discusses the development of life, including the process of embryonic development and the role of hormones.

Chapter 6: The physiology of life - This chapter discusses the physiology of life, including the function of the various organs and systems of the body.

Chapter 7: The ecology of life - This chapter discusses the ecology of life, including the interactions between organisms and their environment and the role of ecosystems.

Chapter 8: The evolution of life - This chapter discusses the evolution of life, including the process of natural selection and the role of genetic drift.

Chapter 9: The future of life - This chapter discusses the future of life, including the potential for genetic engineering and the role of technology in the study of life.

Chapter 10: The history of life - This chapter discusses the history of life, including the discovery of DNA and the development of the modern synthesis of evolution.

Chapter 11: The philosophy of life - This chapter discusses the philosophy of life, including the question of the meaning of life and the role of religion in the study of life.

Chapter 12: The art of life - This chapter discusses the art of life, including the role of art in the study of life and the importance of creativity in the field of biology.

Income Categories - Four categories for classifying households according to income based on the median income for each County. The categories are as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infrastructure - The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intensity - A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or units per acre of land for residential development (also called "density").

Intersection - A location where two or more roads cross at grade.

Issue - A problem, constraint, or opportunity requiring community action.

Jobs/Housing Balance; Jobs/Housing Ratio - The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute of employed persons; less than 1.0 indicates a net out-commute of employed persons.

Land Use - A description of how land is occupied or used.

Land Use Plan - A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Landslide - A general term for a falling or sliding mass of soil or rocks.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Learning Objectives - After completing this chapter, you will be able to:

- 1.1.1. Explain the importance of the business environment in the success of an organisation.
- 1.1.2. Identify the various stakeholders of an organisation and their interests.
- 1.1.3. Discuss the role of the business environment in the success of an organisation.

Introduction - The business environment refers to the external factors that influence the operations of an organisation. These factors can be internal or external, and they can be controllable or uncontrollable. Understanding the business environment is essential for the success of an organisation.

Business Environment - The business environment is the external factors that influence the operations of an organisation. These factors can be internal or external, and they can be controllable or uncontrollable. Understanding the business environment is essential for the success of an organisation.

Internal Environment - The internal environment refers to the factors that are within the organisation and can be controlled by management.

External Environment - The external environment refers to the factors that are outside the organisation and cannot be controlled by management.

Internal Environment - The internal environment refers to the factors that are within the organisation and can be controlled by management. These factors include the organisation's culture, structure, and resources.

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Internal Environment - The internal environment refers to the factors that are within the organisation and can be controlled by management. These factors include the organisation's culture, structure, and resources.

Local Agency Formation Commission (LAFCO) - A five or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street - A street providing direct access to properties and designed to discourage through-traffic.

Lot - The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

LOS - Level of Service, a descriptor of traffic operating conditions based on an intersection's volume-to-capacity ratio.

Median Income - The annual income for each household size which is defined annually by the federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Mitigate - To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mobile Home - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

National Flood Insurance Program (NFIP) - The National Flood Insurance Program, managed by FEMA, makes Federally-backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage.

Noise - Any undesired audible sound.

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized to describe community noise exposure.

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem, the scope of the problem, and the impact of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that contribute to the problem, such as organizational culture, resources, and processes. Once the causes have been identified, the next step is to develop a solution. This involves identifying the actions that need to be taken to address the problem, such as changing organizational culture, allocating resources, and improving processes. Finally, the last step is to implement the solution and monitor its effectiveness. This involves putting the solution into action and tracking its progress over time to ensure that it is effective in addressing the problem.

2. The second step in the process of identifying a problem is to identify the causes of the problem. This involves identifying the factors that contribute to the problem, such as organizational culture, resources, and processes. Once the causes have been identified, the next step is to develop a solution. This involves identifying the actions that need to be taken to address the problem, such as changing organizational culture, allocating resources, and improving processes. Finally, the last step is to implement the solution and monitor its effectiveness. This involves putting the solution into action and tracking its progress over time to ensure that it is effective in addressing the problem.

3. The third step in the process of identifying a problem is to develop a solution. This involves identifying the actions that need to be taken to address the problem, such as changing organizational culture, allocating resources, and improving processes. Once the solution has been developed, the next step is to implement the solution and monitor its effectiveness. This involves putting the solution into action and tracking its progress over time to ensure that it is effective in addressing the problem.

4. The fourth step in the process of identifying a problem is to implement the solution and monitor its effectiveness. This involves putting the solution into action and tracking its progress over time to ensure that it is effective in addressing the problem.

5. The fifth step in the process of identifying a problem is to evaluate the results of the solution. This involves assessing the impact of the solution on the organization and determining whether it has been effective in addressing the problem. If the solution has been effective, then the problem has been solved. If the solution has not been effective, then the process of identifying a problem must be repeated.

6. The sixth step in the process of identifying a problem is to communicate the results of the solution. This involves sharing the findings of the evaluation with the relevant stakeholders and ensuring that they understand the impact of the solution and the steps that need to be taken to ensure its continued effectiveness.

7. The seventh step in the process of identifying a problem is to document the solution. This involves creating a record of the solution and the steps that were taken to implement it, so that it can be used as a reference in the future. This documentation is important for ensuring that the solution is sustainable and that the organization can learn from the experience.

8. The eighth step in the process of identifying a problem is to review the process. This involves reflecting on the entire process of identifying a problem and determining whether it was effective and efficient. This review is important for identifying areas for improvement and ensuring that the process is continuously refined to meet the needs of the organization.

9. The ninth step in the process of identifying a problem is to celebrate success. This involves recognizing the efforts of the individuals and teams that contributed to the successful resolution of the problem. Celebrating success is important for boosting morale and encouraging continued commitment to the organization's goals.

10. The tenth step in the process of identifying a problem is to share the lessons learned. This involves communicating the insights gained from the process to the wider organization, so that others can learn from the experience and avoid similar problems in the future. This is an important part of the continuous improvement process.

Non-Attainment - The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-Conforming Use - A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Ordinance - A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding - As defined by the State Department of Housing and Community Development, a household with greater than one person per room, excluding bathrooms, kitchens, hallways, and porches.

Parcel - A lot or tract of land.

Planning Area - The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence which encompasses land both within the City limits and potentially annexable land.

Planning Commission - A group of people appointed by the City Council that administer planning and land use regulations for the City and provide recommendations on a wide array of land use and land use policy issues.

Policy - Statements guiding action and implying clear commitment found within each element of the general plan (e.g., "Provide incentives to assist in the development of affordable housing").

Pollution - The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Program - A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the general plan.

Recreation, Active - A type of recreation or activity which requires the use of organized play areas, including, but not limited to: softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive - Type of recreation or activity which does not require the use of organized play areas.

Redevelopment - Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with new development and/or use.

Regional - Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

Regional Housing Needs Assessment (RHNA) - The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation - The upgrading of a building previously in a dilapidated or substandard condition, for human habitation or use.

Introduction - The purpose of this study is to explore the factors that influence the quality of life of people with chronic illness.

Background - A number of studies have shown that people with chronic illness experience a lower quality of life compared to the general population. This is due to a variety of factors, including physical symptoms, social isolation, and financial stress.

Research Design - This study is a qualitative study that uses semi-structured interviews to explore the experiences of people with chronic illness. The study is exploratory in nature and aims to identify themes that may influence the quality of life of people with chronic illness.

Participants - The study will recruit 10-12 participants who are living with a chronic illness. Participants will be recruited through community organizations and social media.

Data Collection - Data will be collected through semi-structured interviews that last approximately 45-60 minutes. The interviews will be audio-taped and will explore the following topics: the impact of the illness on daily life, social support, financial stress, and coping strategies. The interviews will be conducted in a private and comfortable setting, either in person or via video conference. The data will be analyzed using thematic analysis to identify common themes and patterns.

Results - The results of this study will provide a better understanding of the factors that influence the quality of life of people with chronic illness. The findings will be used to develop interventions that can improve the quality of life of people with chronic illness.

Conclusion - This study is an exploratory study that aims to identify themes that may influence the quality of life of people with chronic illness. The findings will be used to develop interventions that can improve the quality of life of people with chronic illness. The study is limited by its small sample size and the lack of a control group.

References - The following references were used in this study:

Restoration - The replication or reconstruction of a building's original architectural features, usually describing the technique of preserving historic buildings.

Rezoning - An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-Way - A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Risk - The danger or degree of hazard or potential loss.

Seiche - An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic - Caused by or subject to earthquakes or earth vibrations.

Sensitive Species - Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section 3 of the Federal Endangered Species Act. Endangered - any species in danger of extinction throughout all, or a significant portion of, its range. Threatened - a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are, therefore, referred to as "federally listed" species.

Sewer - Any pipe or conduit used to collect and carry away sewage from the generating source to a treatment plant.

Significant Effect - A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Site - A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Site Plan - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and

Introduction - The purpose of this chapter is to provide a general overview of the various types of research methods used in psychology. It will discuss the strengths and weaknesses of each method and how they can be used to answer different types of research questions.

Research Methods - This section will discuss the various types of research methods used in psychology, including experimental, correlational, and qualitative methods. It will also discuss the strengths and weaknesses of each method and how they can be used to answer different types of research questions.

Experimental Methods - This section will discuss the various types of experimental methods used in psychology, including laboratory experiments and field experiments. It will also discuss the strengths and weaknesses of each method and how they can be used to answer different types of research questions.

Correlational Methods - This section will discuss the various types of correlational methods used in psychology, including cross-sectional studies and longitudinal studies. It will also discuss the strengths and weaknesses of each method and how they can be used to answer different types of research questions.

Qualitative Methods - This section will discuss the various types of qualitative methods used in psychology, including interviews, focus groups, and case studies. It will also discuss the strengths and weaknesses of each method and how they can be used to answer different types of research questions.

Research Design - This section will discuss the various types of research design used in psychology, including experimental design, correlational design, and qualitative design. It will also discuss the strengths and weaknesses of each design and how they can be used to answer different types of research questions.

Research Ethics - This section will discuss the various types of research ethics used in psychology, including informed consent, confidentiality, and debriefing. It will also discuss the strengths and weaknesses of each type of ethics and how they can be used to answer different types of research questions.

Research Reporting - This section will discuss the various types of research reporting used in psychology, including journal articles, book chapters, and conference presentations. It will also discuss the strengths and weaknesses of each type of reporting and how they can be used to answer different types of research questions.

Research Critique - This section will discuss the various types of research critique used in psychology, including peer review, meta-analysis, and systematic reviews. It will also discuss the strengths and weaknesses of each type of critique and how they can be used to answer different types of research questions.

Research Application - This section will discuss the various types of research application used in psychology, including clinical applications, educational applications, and social applications. It will also discuss the strengths and weaknesses of each type of application and how they can be used to answer different types of research questions.

waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

Slope - Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Solid Waste - Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

Southern California Association of Governments (SCAG) - The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Special District - A district created by act, petition or vote of the residents for a specific purpose with the power to levy taxes.

Special Needs Groups - Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless.

Specific Plan - Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standards - (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that General Plans describe the objectives, principles, "standards," and proposals of the General Plan. Examples of standards might include the number of

acres of park land per 1,000 population that the community will attempt to acquire and improve. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stationary Source - A non-mobile emitter of pollution.

Structure - Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision - The division of a lot, tract or parcel of land that is the subject of an application for subdivision.

Subdivision Map Act - Division 2 (Sections 66410 et seq) of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidence - The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes.

Subsidize - To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Topography - Configuration of a surface, including its relief and the position of natural and man-made features.

Transportation Demand Management (TDM) - A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM) - Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

Trip - A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin – often from home, but not always), and one "attraction end," (destination).

Uniform Building Code (UBC) - A standard building code which sets forth minimum standards for construction.

Water Course - Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Wetland - An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Zoning - A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning District - A geographical area of a city zoned with uniform regulations and requirements.

Zoning Map - The officially adopted zoning map of the City specifying the uses permitted within certain geographic areas of the City.

Transportation Planning (TP) - This is a process of transportation planning to develop the country's infrastructure. It is a process by which the country is developed in a way that is sustainable. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 1. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 2. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 3. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 4. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 5. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 6. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

Fig. 7. A schematic diagram of the transportation planning process. The process starts with the identification of the country's needs and the development of a plan to meet those needs. The plan is then implemented and the country is developed in a sustainable way.

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GENERAL PLAN

Appendix C – Housing Element Technical Appendix

1. Introduction

A successful strategy for improving housing conditions and expanding housing opportunities in Rancho Santa Margarita must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of Rancho Santa Margarita General Plan discusses the major components of assessing housing needs, including trends in population, households, and types of housing available in Rancho Santa Margarita.

The Technical Report examines the following topics for Rancho Santa Margarita:

- Population characteristics
- Household characteristics
- Populations with special housing needs
- Housing stock characteristics
- Constraints on housing production
- Housing opportunities and resources

This Report serves as the basis for identifying appropriate policies and programs for the 2000-2005 Housing Element.

1.1 Methodology and Data Collection

Recently incorporated, Rancho Santa Margarita has grown very rapidly over the last ten years. This technical report uses 2000 Census data to assess the current housing stock and population characteristics in the City. In addition, 1990 Census data for the census blocks approximating the 2000 Rancho Santa Margarita Census Designated Place (CDP) boundaries is used to illustrate development and growth trends that had occurred in the area over the past decade.

2. Housing Needs Assessment

This section of the Technical Report describes the supply and demand for housing in Rancho Santa Margarita and is divided into five subsections addressing the characteristics of population, employment, households, special needs populations, and



1. Introduction

The purpose of this report is to provide a detailed description of the housing element and its relationship to the overall land use plan. The housing element is a key component of the land use plan, and it is essential to understand its role in the overall development of the city. This report will provide a comprehensive overview of the housing element, including its history, current status, and future plans.

The following table provides a summary of the housing element's key components:

- Housing element overview
- Housing element goals
- Housing element policies
- Housing element implementation
- Housing element monitoring and evaluation

The housing element is a key component of the land use plan, and it is essential to understand its role in the overall development of the city. This report will provide a comprehensive overview of the housing element, including its history, current status, and future plans.

2. Housing Element Overview

The housing element is a key component of the land use plan, and it is essential to understand its role in the overall development of the city. This report will provide a comprehensive overview of the housing element, including its history, current status, and future plans.

3. Housing Element Assessment

The purpose of this assessment is to evaluate the housing element's performance and identify areas for improvement. This assessment will provide a detailed analysis of the housing element's current status and future plans, and it will provide recommendations for how to improve the housing element's performance.

housing stock. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

2.1 Community Profile

Located in the southern part of Orange County along the Santa Ana Mountains and adjacent to the Cleveland National Forest, Rancho Santa Margarita became the 33rd city in Orange County on January 1, 2000. The City has a population of approximately 47,000 and covers approximately 13 square miles. Rancho Santa Margarita has over 1,700 acres of dedicated open space, including a 13-acre community lake and over 20 parks. The City is master-planned to offer employment, schools, shopping, recreational amenities, and a wide variety of housing. Housing opportunities in the City include an exceptional variety of single-family detached and attached homes, as well as a broad range of apartment complexes.

2.2 Population Characteristics

Population Growth Trends

Several communities in Orange County, particularly in the south County, experienced substantial population growth during the last ten years. As depicted in Table 1, while the population in the County of Orange grew by about 18 percent between 1990 and 2000, some developing areas such as Rancho Santa Margarita experienced more rapid population growth (211 percent).

According to the 1990 Census, Rancho Santa Margarita had a population of approximately 15,191. During the ensuing decade, the population increased by 211 percent, to a total of 47,214 people reported by the 2000 Census. Compared to the County, Rancho Santa Margarita experienced a very high level of growth.

Table 1
1990-2000 Population Growth Trends: RSM and Orange
County

Jurisdiction	1990	2000	% Change 1990-2000
Rancho Santa Margarita	15,191 ^a	47,214	210.8%
Orange County	2,410,556	2,846,289	18.1%

Source: 1990 and 2000 Census.

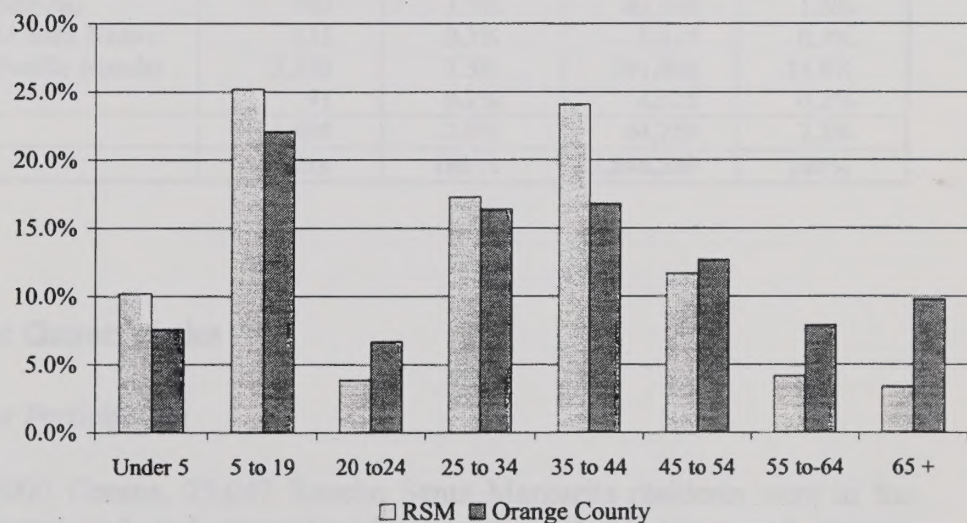
Note: a) 1990 Census block data aggregated to match Census 2000
Rancho Santa Margarita place boundary.

Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the types of future housing development in response to market demand. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in higher cost, larger units because they typically have higher incomes and larger households.

In 2000, Rancho Santa Margarita had a younger population on average than the County of Orange, with a median age of 31.9 years compared to the County median age of 33.3 years. As shown in Figure 1, Rancho Santa Margarita had a larger percentage of its population under the age of 19 and a larger percentage of the population between the ages of 35 to 44 than did the County. This, along with the fact that Rancho Santa Margarita had a large percentage of family households¹ (76.4 percent compared to 71.4 percent in the County) indicates that the community has a large percentage of young family households with children. More than 51 percent of the family households in Rancho Santa Margarita include children under the age of 18, compared to 37 percent of the family households in Orange County. Additionally, during the past ten years the average household size in Rancho Santa Margarita increased from 2.62 persons per household to 2.90 persons per household.

Figure 1
2000 Age Distribution: RSM and Orange County



Source: 2000 Census.

¹ Family households include a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family.

The age structure of a population is an important factor in determining its economic growth. The age structure of the United States has changed significantly in the past century. This article examines the changes in the age structure of the United States from 1900 to 1990. The article shows that the age structure of the United States has changed from a young population in 1900 to an aging population in 1990. The article also shows that the age structure of the United States has changed from a population with a high birth rate in 1900 to a population with a low birth rate in 1990. The article concludes that the age structure of the United States has changed significantly in the past century, and that these changes have had a major impact on the country's economic growth.

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Figure 1
Age Structure of the United States, 1900-1990



Source: U.S. Census Bureau

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Race/Ethnicity Characteristics

People of different cultural backgrounds may have different preferences for living arrangements, correlating to such factors as household size, location choice, and need for different types for housing. As shown in Table 2, the majority (87 percent) of the residents in Rancho Santa Margarita identified themselves as non-Hispanic. Whites comprised the majority (74 percent) of the total population.

The racial and ethnic composition in Rancho Santa Margarita differed markedly from that of the County; Hispanics comprised a greater percentage of the population at 31 percent in the County compared to 13 percent in Rancho Santa Margarita. Additionally, Asians comprised a smaller portion of the Rancho Santa Margarita population at about 8 percent, compared to 14 percent in the County.

Table 2
2000 Race and Ethnicity:
City of RSM

Race/Ethnicity	RSM		County of Orange	
	Number of Persons	% of Population	Number of Persons	% of Population
Hispanic or Latino (any race)	6,139	13.0%	875,579	30.8%
Not Hispanic or Latino	41,075	87.0%	1,970,710	69.2%
One Race	39,671	84.0%	1,906,452	67.0%
White	35,132	74.4%	1,458,978	51.3%
Black/African American	787	1.7%	42,639	1.5%
American Indian/Alaska Native	131	0.3%	8,414	0.3%
Asian/Hawaiian/Pacific Islander	3,530	7.5%	391,896	13.8%
Some other race	91	0.2%	4,525	0.2%
Two or more races	1,404	3.0%	64,258	2.3%
Total Population	47,214	100%	2,846,289	100%

Source: 2000 Census.

2.3 Employment Characteristics

Occupation and Labor Participation

According to the 2000 Census, 25,647 Rancho Santa Margarita residents were in the labor force (i.e., employed and unemployed persons aged 16 years and above), representing a 78 percent labor participation rate. This is higher than the County labor participation rate of 66 percent, which is partially due to a smaller percentage (5 percent) of Rancho Santa Margarita residents being of retirement age (65 years +) than in the County (13 percent).

As shown in Table 3, most of the Rancho Santa Margarita residents in the labor force were employed in managerial/professional positions (50 percent) and sales, technical, and

Household Income and Expenditure

People of different ethnic backgrounds may have different preferences for types of housing. For example, some people may prefer to live in a house with a garden, while others may prefer to live in a flat. The results of the survey are shown in Table 2. The survey shows that people of different ethnic backgrounds have different preferences for types of housing. For example, some people may prefer to live in a house with a garden, while others may prefer to live in a flat.

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Table 2
Housing Preferences by Ethnic Background

Ethnic Background	House with Garden	Flat	Other
White	45%	35%	20%
Black	30%	45%	25%
Asian	40%	30%	30%
Hispanic	35%	40%	25%
Other	38%	32%	30%

2.2. Housing Preferences by Ethnic Background

2.2.1. White

As shown in Table 2, 45% of White respondents prefer to live in a house with a garden, 35% prefer to live in a flat, and 20% prefer to live in other types of housing. This is similar to the results of the survey of the general population, where 45% prefer to live in a house with a garden, 35% prefer to live in a flat, and 20% prefer to live in other types of housing.

As shown in Table 2, 30% of Black respondents prefer to live in a house with a garden, 45% prefer to live in a flat, and 25% prefer to live in other types of housing. This is different from the results of the survey of the general population, where 45% prefer to live in a house with a garden, 35% prefer to live in a flat, and 20% prefer to live in other types of housing.

administrative support positions (31 percent). Table 3 also shows the differences in the labor force composition between Rancho Santa Margarita and the County. The County has a higher proportion of persons employed in production, transportation, and materials moving occupations than the City, which the City has a high proportion of persons employed in managerial/professional occupations. Such differences tend to have income implications, as shown later in Table 6.

Recent data regarding Rancho Santa Margarita employers was provided by Inside Prospects, which was available on www.myoc.com. According to Inside Prospects, Rancho Santa Margarita has a total of 383 businesses, employing 9,046 persons. The top three major business activities in 2001 were: Services – personal and business; Retail Trade; and Manufacturing. The top five employers were:

- ◆ Cox Communications (Broadband network and cable television service provider)
- ◆ O'Connell Landscape Maintenance
- ◆ Viking Components (Computer memory and modem manufacturer)
- ◆ Control Components, Inc. (Control valve manufacturer for fossil and nuclear power generation, oil and gas production and chemical/petrochemical applications)
- ◆ Applied Medical Resources (Manufacturer of devices for minimally invasive and established surgical procedures)

Orange County consistently has one of the lowest unemployment rates in California. According to the 2000 Census, the unemployment rate in Orange County was 3.3 percent. Rancho Santa Margarita has also maintained a strong labor force, with an unemployment rate of 2.3 percent. The unemployment rate in surrounding communities was similar in 2000, ranging from 1.4 percent in Coto de Caza to 2.4 percent in Mission Viejo.

Table 3
2000 Employment of Residents by Occupation:
RSM and Orange County

Occupation	RSM		Orange County	
	Number of Jobs	% of Total	Number of Jobs	% of Total
Managerial/Professional	12,477	50%	509,542	38%
Sales and Office	7,657	31%	383,888	29%
Service	2,423	10%	177,001	13%
Construction, Extraction and Maintenance	1,159	5%	97,456	7%
Production, Transportation and Material Moving	1,053	4%	166,884	13%
Farming, Fishing, Forestry	43	< 1%	4,067	< 1%
Total	24,812	100%	1,338,838	100%

Source: 2000 Census

includes other expert groups (22 percent). Table 3 also shows the difference in the labor force composition between the two groups and the 1990s. The County has a higher proportion of persons employed in education, government, and health services compared to the City, while the City has a high proportion of persons employed in manufacturing and construction. Such differences may be due to the location of these jobs in Table 4.

Table 4 also compares the labor force composition by county and by county. The County has a higher proportion of persons employed in education, government, and health services compared to the City, while the City has a high proportion of persons employed in manufacturing and construction. Such differences may be due to the location of these jobs in Table 4.

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Table 3
Labor Force Composition by County and by County

County	City	County		City	
		1990	2000	1990	2000
Manufacturing and construction	12.7	12.7	12.7	12.7	12.7
Education, government, and health services	12.7	12.7	12.7	12.7	12.7
Other	12.7	12.7	12.7	12.7	12.7
Manufacturing and construction	12.7	12.7	12.7	12.7	12.7
Education, government, and health services	12.7	12.7	12.7	12.7	12.7
Other	12.7	12.7	12.7	12.7	12.7
Manufacturing and construction	12.7	12.7	12.7	12.7	12.7
Education, government, and health services	12.7	12.7	12.7	12.7	12.7
Other	12.7	12.7	12.7	12.7	12.7

Source: Author's calculations.

Employment Growth

Little vacant land is left in the community that could be used for new commercial or industrial development. Because of this, the City's economic development goals are to emphasize retention of employment-intensive businesses within the community, as well as to promote attraction of new employers to vacant spaces within the City's business park. Because of the lack of vacant land in the community, future employment growth is expected to be modest, retaining a similar mix to existing employers within the community.

2.4 Household Characteristics

Household Composition and Size

Household characteristics are important indicators of the type of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include a family related through marriage or blood, unrelated individuals living together, or an individual living alone. According to the 2000 Census, almost all Rancho Santa Margarita residents lived in households. Among the 16,253 households in Rancho Santa Margarita, 76 percent were considered families. Among the 3,842 non-family households, 85 percent were single persons living alone, including 386 elderly persons living alone.

Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households, but rather as persons living in group quarters. According to the 2000 Census, Rancho Santa Margarita had 14 persons living in group quarters.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community's average household size may decline when the population is aging, or increase when the number of families with children increases. As depicted in Table 4, the average household size increased by approximately 11 percent in Rancho Santa Margarita during the period of 1990-2000. This is more than twice the percent change in Orange County as a whole.

As depicted in Table 5, Rancho Santa Margarita had the largest average household size (2.90 persons per household) and largest average family size (3.35 persons per family) of the surrounding communities in 2000. However, both averages were lower than the County average household and family sizes of 3.00 and 3.48, respectively.

Table 4
1990 and 2000 Average Persons Per Household:
RSM and Orange County

Jurisdiction	1990	2000	% Change 1990-2000
RSM	2.62 ^a	2.90	10.7%
Orange County	2.87	3.00	4.5%

Source: 1990 and 2000 Census.

Note: a) 1990 Census block data aggregated to match Census 2000 Rancho Santa Margarita place boundary.

Table 5
2000 Average Household Size:
RSM and Surrounding Communities

Jurisdiction	Average Household Size	Average Family Size
RSM	2.90	3.35
Mission Viejo	2.84	3.22
Laguna Hills	2.82	3.29
Laguna Niguel	2.65	3.10
Lake Forest	2.89	3.31
Orange County	3.00	3.48

Source: 2000 Census.

Household Income

The income earned by a household determines the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower and moderate income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The California Department of Housing and Community Development (HCD) has developed the following income categories for planning and funding purposes:

- ◆ **Very low income households** earn between 0 and 50 percent of the County Median Family Income (MFI), adjusted for household size;
- ◆ **Low income households** earn between 51 and 80 percent of the County MFI, adjusted for household size;
- ◆ **Moderate income households** earn between 81 and 120 percent of the County MFI, adjusted for household size; and,

- ◆ **Above moderate income households** earn over 120 percent of the County MFI, adjusted for household size.

The 1999 income distributions for Rancho Santa Margarita and Orange County are presented in Tables 6 and 7. Household income in Rancho Santa Margarita was higher than that in Orange County, with approximately 57 percent of households in the City earning above moderate incomes while 41 percent of the households in Orange County earned above moderate incomes. Also, about 24 percent of Rancho Santa Margarita's households earned very low and low incomes while about 39 percent of the County households earned very low and low incomes. Among Rancho Santa Margarita owner households, about 16 percent earned very low and low incomes, compared to 28 percent Countywide. Among City renter households, about 54 percent earned very low and low incomes, compared to 58 percent in the County.

Table 6
1999 Household Income Distribution:
RSM and Orange County

Household Income	RSM		Orange County	
	Number of Households	% of Households	Number of Households	% of Households
Less than \$10,000	293	1.8%	45,705	5.0%
\$10,000 - \$14,999	191	1.2%	35,871	3.8%
\$15,000 - \$24,999	794	4.8%	81,207	8.7%
\$25,000 - \$34,999	1,053	6.4%	92,352	9.9%
\$35,000 - \$49,999	2,017	12.3%	137,223	14.7%
\$50,000 - \$74,999	3,325	20.2%	193,379	20.7%
\$75,000 - \$99,999	3,032	18.4%	130,633	14.0%
\$100,000 - \$149,999	3,482	21.2%	130,297	13.9%
\$150,000 +	2,253	13.7%	89,487	9.5%
TOTAL	16,440	100.0%	936,154	100.0%
Median Household Income	\$78,475		\$58,820	

Source: 2000 Census.

Note: The 2000 Census asked respondents to estimate household income earned in 1999.

Table 7
Household Income Distribution by Income Group and Tenure: 1999
RSM and Orange County

Income Category	RSM			Orange County		
	Owner	Renter	All Households	Owner	Renter	All Households
Very Low	6.5%	26.5%	10.9%	14.3%	34.0%	22.0%
Low	9.6%	27.0%	13.4%	13.4%	23.5%	17.3%
Moderate	17.8%	22.6%	19.0%	19.3%	20.7%	19.9%
Above Moderate	66.1%	23.9%	56.7%	53.0%	21.8%	40.8%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

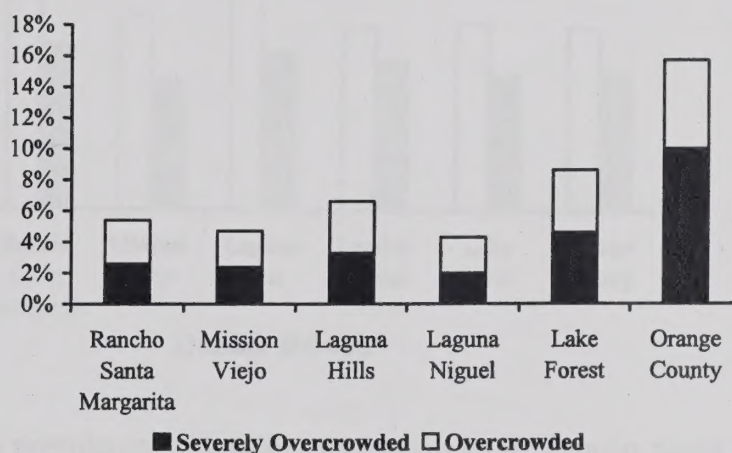
Source: Interpolated from 2000 Census Household Income Distribution.

Note: 1999 median household income for Orange County was \$58,820 (based on 2000 U.S. Census SF3A. Income limits are: \$29,410 for Very Low Income; \$47,056 for Low Income; and \$70,584 for Moderate Income.)

Overcrowding

An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size.

Figure 2
Overcrowding Rate: RSM and Orange County



Source: 2000 Census

As shown in Figure 2, only 5.4 percent of City households were overcrowded, including 2.6 percent severely overcrowded households. These rates are comparable to other surrounding Cities. In comparison, over 15 percent of County households were overcrowded, including 10 percent severely overcrowded households. Among owner households, 3.4 percent of City households were overcrowded, including 1.1 percent severely overcrowded households. Among renter households, 12.2 percent of City households were overcrowded, including 7.8 percent severely overcrowded households. Comparable rates for the County were 7.8 percent overcrowded owner households including 4.1 percent severely overcrowded, and 28.4 percent overcrowded renter households including 8.9 percent severely overcrowded. Overcrowding is not considered a major housing problem in Rancho Santa Margarita.

Overpayment

State and Federal standards consider a household as overpaying for housing if it spends more than 30 percent of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low income households overpaying for housing are more likely to be

Introduction

The purpose of this study is to investigate the factors that influence the decision to pass on the family business to the next generation. The study is based on a survey of 100 family business owners in the UK. The results show that the most common reason for passing on the business is the owner's age, followed by the owner's health and the owner's family situation. The study also found that the owner's education level and the owner's experience in the business are also factors that influence the decision to pass on the business.

Figure 1: Factors influencing the decision to pass on the family business



The results of the study show that the most common reason for passing on the family business is the owner's age. This is followed by the owner's health and the owner's family situation. The owner's education level and the owner's experience in the business are also factors that influence the decision to pass on the business. The study also found that the owner's age and health are the most common reasons for not passing on the family business. This is followed by the owner's family situation and the owner's education level. The owner's experience in the business is the least common reason for not passing on the family business.

Conclusion

The study found that the most common reason for passing on the family business is the owner's age. This is followed by the owner's health and the owner's family situation. The owner's education level and the owner's experience in the business are also factors that influence the decision to pass on the business. The study also found that the owner's age and health are the most common reasons for not passing on the family business. This is followed by the owner's family situation and the owner's education level. The owner's experience in the business is the least common reason for not passing on the family business.

at risk of becoming homeless than other households. Renter-households overpay for their housing costs more often than owner-households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

Figure 3
Overpayment Rate: RSM and Orange County

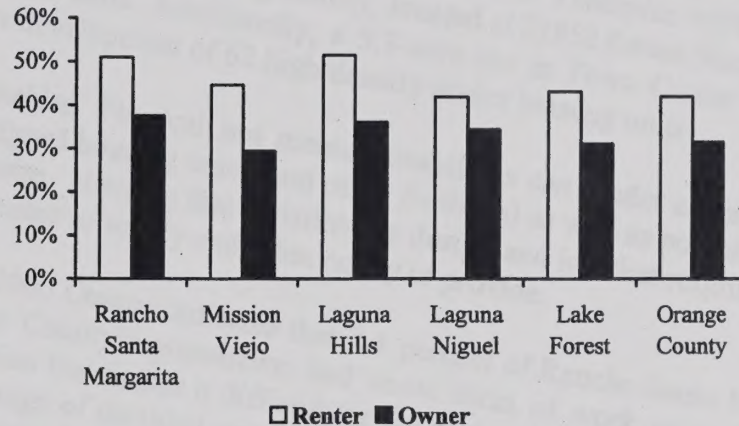


Figure 3 compares the prevalence of housing overpayment in Rancho Santa Margarita and Orange County as a whole. The rate of overpayment varied by tenure. Among Rancho Santa Margarita renter households, 51 percent were overpaying for housing, compared to 38 percent of owners. The overpayment rates for the City were higher than those in Orange County, where 42 percent of renters and 38 percent of owners overpaid for housing. The rates were also higher than those in all surrounding Cities except Laguna Hills. Due to the generally higher incomes in the City, only a small portion of the overpaying households are likely to be of lower incomes.

More information regarding housing affordability is presented in the *Housing Cost and Affordability* subsection of this Element. As discussed in that section, at an average price of approximately \$392,000 for a single-family home in Rancho Santa Margarita, only upper income households can afford the cost of a single-family home. Moderate income households can generally afford all price levels of condominiums and townhomes, while low and very low income households may be able to afford smaller condominiums and townhomes. In terms of affordability of the City's rental housing, very low income households have very few options within their range of affordability (\$921/month). In contrast, low income households can afford most one-bedroom units and some two-bedroom apartments in the City.

2.5 Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons, disabled persons, female-headed households, large households, and agricultural workers.

Elderly: Approximately 3.4 percent of the population in Rancho Santa Margarita in 2000 was 65 years of age or older. This is a small percentage of the population; however, as the population ages, the need for supportive senior housing may increase.

Two senior housing complexes are located within the City. The Fountains, located at 30751 El Corazon is a 166-unit senior (55+) complex with 33 affordable units. The Park Terrace assisted living facility, located at 21952 Buena Suerte, provides an additional 181 senior units. Additionally, a 3.1-acre site in Town Center is currently being considered for development of 62 high density senior housing units.

Disabled: Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and location requirements of disabled persons is limited in supply and often costly to provide.

The 2000 Census indicates that 7.4 percent of Rancho Santa Margarita's and 15 percent of the County's population had some form of work or mobility disability (a health condition that makes it difficult for the person to go outside the home alone). The lower percentage of disabled persons in Rancho Santa Margarita reflects the small percentage of the population that is over 65, an age group that is more likely to suffer disabilities. The 2000 disabled population in Rancho Santa Margarita was 3,549 persons.

Female-Headed Households: Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children particularly tend to have lower incomes, thus limiting housing availability for this group. Approximately 53 percent (8,566) of the households in Rancho Santa Margarita in 2000 had individuals under 18 years of age. Of the households with children, 996 (12 percent) were headed by females with no husband present. In comparison, only about 41 percent of households in Orange County had individuals under 18 years of age, with 14 percent headed by females with no husband present.

Large Households: Large households are defined as those with five or more persons. Large households accounted for 10 percent (2,058 of 20,095) of Rancho Santa Margarita households in 2000, only ten of which were described as non-family households. Among City owner households, 15 percent were large households. Among City renter households, 5 percent were large households. The County percentage of large households in 2000 was 13 percent. Among County owner households, 15 percent were large households. Among County renter households, 20 percent were large households.

Children experience at the end of the year that they have achieved a lot. This is a very important experience for them. They will have a sense of accomplishment and will be proud of what they have achieved. This is a very important experience for them. They will have a sense of accomplishment and will be proud of what they have achieved.

During the year, the children will have a sense of accomplishment and will be proud of what they have achieved. This is a very important experience for them. They will have a sense of accomplishment and will be proud of what they have achieved. This is a very important experience for them. They will have a sense of accomplishment and will be proud of what they have achieved.

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During the past ten years the average household size in Rancho Santa Margarita increased from 2.62 persons per household to 2.90 persons per household. This increase, along with an average family size of 3.35 persons per family, is reflective of the continued need for larger housing units to accommodate the increasing number of families with children moving to Rancho Santa Margarita.

Homeless: According to the Rancho Santa Margarita Police Services division of the Orange County Sheriff's Department, approximately 4 to 6 homeless individuals reside in or pass through Rancho Santa Margarita per month. Most often these individuals are migrant workers looking for work in the area who use the City's canyons and O'Neill Regional Park for temporary places of rest and sleep.

The City provides funding support to non-profit organizations in the County for the provision of transitional housing and other community service programs to assist homeless persons and those at-risk of becoming homeless.

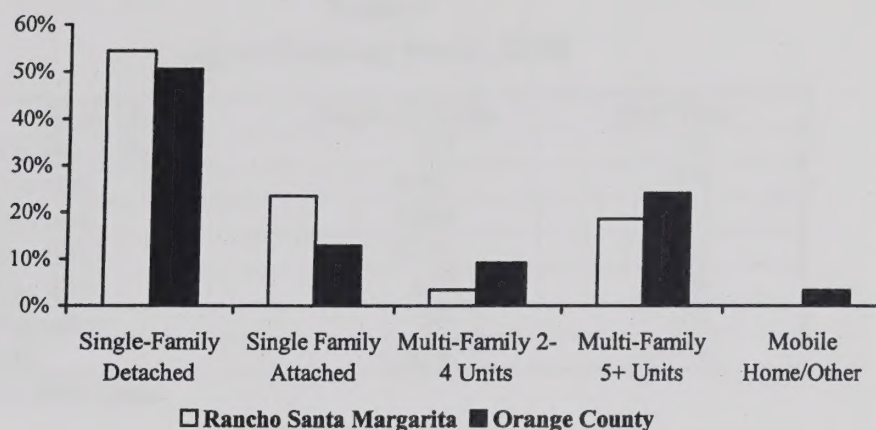
Agricultural Workers: Agricultural workers are traditionally defined as persons who earn their income primarily through seasonal agricultural labor. The unstable nature of the farming occupations, and the relatively low incomes earned by the workers lead to special housing needs. The 2000 Census reports that 43 City residents were employed in farming, fishing, and forestry occupations, representing only 0.2 percent of the City's work force. This also includes persons employed in plant nurseries, gardening, and landscaping businesses. Given the low number of persons employed in the farming industries in Rancho Santa Margarita, the City can address the housing needs of farm workers through the overall housing programs for affordability.

2.6 Housing Stock Characteristics

Housing Availability

As of the 2000 Census, Rancho Santa Margarita had 16,515 housing units. The City's housing stock is a mix of single-family detached and attached homes and multi-family units. As shown in Figure 4, the majority (54 percent) of the housing stock in the City in 2000 was single-family detached units, with single-family attached units comprising 24 percent of the housing stock, and multi-family units accounting for 22 percent. Single-family detached and attached units also comprised the majority (64 percent) of the units in the County in 2000. There are no mobile homes in Rancho Santa Margarita.

Figure 4
2000 Housing Stock: RSM and Orange County



Residential growth during the 1990s was tremendous, with about 10,000 housing units developed in Rancho Santa Margarita between 1990 and 2000. Despite such growth, residential vacancies are limited, with a 0.5 percent homeowner vacancy rate and a 3.0 percent rental vacancy rate for an overall vacancy rate of 1.6 percent.

Tenure

Table 8 illustrates the tenure distribution of occupied housing units in Rancho Santa Margarita and in the surrounding communities. Compared to most surrounding communities and the County, Rancho Santa Margarita has a higher than average rate of homeownership.

Table 8
2000 Housing Tenure:
RSM and Surrounding Communities

Jurisdiction	Own	Rent
RSM	78.3%	21.7%
Mission Viejo	81.4%	18.6%
Laguna Hills	75.2%	24.8%
Laguna Niguel	75.0%	25.0%
Lake Forest	72.0%	28.0%
Orange County	61.4%	38.6%

Source: 2000 Census.

Housing Adequacy

The accepted standard for major housing rehabilitation needs is after 30 years. As depicted in Table 9, Rancho Santa Margarita has a new housing stock, with a majority

Table 4
Thermal Stability of Poly(2-vinylpyridine) and Poly(2-vinylpyridine-co-vinylidene fluoride)



The thermal stability of the polymers was evaluated by thermogravimetric analysis (TGA) under nitrogen atmosphere. The TGA curves of the polymers are shown in Figure 4. The TGA curves show that the polymers are stable up to 250 °C. The weight loss of the polymers starts around 250 °C and increases rapidly above 300 °C. The weight loss of the poly(2-vinylpyridine-co-vinylidene fluoride) is lower than that of the poly(2-vinylpyridine) at high temperatures.

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Table 5
Thermal Stability of Poly(2-vinylpyridine) and Poly(2-vinylpyridine-co-vinylidene fluoride)

Temperature (°C)	Poly(2-vinylpyridine) Weight Loss (%)	Poly(2-vinylpyridine-co-vinylidene fluoride) Weight Loss (%)
200	~5	~5
250	~15	~10
300	~35	~25
350	~65	~55
400	~95	~85

Figure 4

The TGA curves of the polymers are shown in Figure 4. The TGA curves show that the polymers are stable up to 250 °C. The weight loss of the polymers starts around 250 °C and increases rapidly above 300 °C. The weight loss of the poly(2-vinylpyridine-co-vinylidene fluoride) is lower than that of the poly(2-vinylpyridine) at high temperatures.

(69 percent) of the housing supply built since 1990. A negligible number of housing units was built in Rancho Santa Margarita prior to 1980.

Table 9
Age of Housing Stock: RSM

Year Built	Number of Units	% of Total
1999 to March 2000	865	5%
1995 to 1998	4,482	27%
1990 to 1994	6,069	37%
1980 to 1989	4,873	29%
1970 to 1979	217	1%
1969 or earlier	133	1%
TOTAL	16,639	100%

Source: 2000 Census

Rehabilitation of the housing supply will not be a major issue in the community for about 15 to 20 years. However, given that the entire housing stock will age at the same rate, ongoing maintenance is important.

Housing Cost and Affordability

Homeownership Market: With the high housing demand in Orange County, Rancho Santa Margarita has a healthy housing resale market. Table 10 provides detailed housing market sales data for the City. The median sales prices of existing and new single-family homes and multi-family units (townhomes and condominiums) are \$359,000 and \$168,000, respectively. The sales volume of single-family homes was 857 units between August 2000 and August 2001. Among those homes for which the number of bedrooms is reported, homes with three or four bedrooms have been the most popular. The multi-family (ownership) housing market has been very active in Rancho Santa Margarita, with 976 sales between August 2000 and August 2001. This reflects the large proportion of townhouses and condominiums available in the City.

Table 11 compares the overall median home prices (regardless of type of ownership) in Rancho Santa Margarita for the third quarter of 2001 to median home prices observed in neighboring cities and Orange County. The overall median home price in the City at that time was \$273,000. The median home price increased by approximately \$23,000 (9.2 percent) between third quarter 2000 and third quarter 2001. Compared to surrounding cities, Rancho Santa Margarita experienced the smallest increase in sales prices during this period. Sales price increase in the City was also lower than that observed in the County as a whole.

The purpose of the present study is to provide a summary of the results of the study of the relationship between the variables of interest and the variables of the model.

Table 1
Descriptive Statistics

Variable	Mean	Standard Deviation	Minimum	Maximum
Y1	1.50	1.00	0.00	3.00
Y2	1.50	1.00	0.00	3.00
Y3	1.50	1.00	0.00	3.00
Y4	1.50	1.00	0.00	3.00
Y5	1.50	1.00	0.00	3.00
Y6	1.50	1.00	0.00	3.00
Y7	1.50	1.00	0.00	3.00
Y8	1.50	1.00	0.00	3.00
Y9	1.50	1.00	0.00	3.00
Y10	1.50	1.00	0.00	3.00

The results of the study are presented in Table 1. The mean values of the variables of interest are 1.50, and the standard deviations are 1.00. The minimum and maximum values are 0.00 and 3.00, respectively.

3.1. Descriptive Statistics

The results of the study are presented in Table 1. The mean values of the variables of interest are 1.50, and the standard deviations are 1.00. The minimum and maximum values are 0.00 and 3.00, respectively. The results of the study are presented in Table 1. The mean values of the variables of interest are 1.50, and the standard deviations are 1.00. The minimum and maximum values are 0.00 and 3.00, respectively.

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Table 10
Prices of Single-Family Homes and Multi-Family Units – August 2000 to August 2001

Number of Bedrooms	Median Price	Average Price	Price Range	Number of Units Sold
Single-Family Home Sales				
2	\$353,250	\$384,714	\$265,000 – \$533,000	28
3	\$338,000	\$385,857	\$235,000 – \$940,000	178
4	\$335,500	\$385,295	\$220,000 – \$690,000	100
5 or more	\$445,455	\$405,136	\$258,000 – \$530,000	7
Not Reported	\$359,000	\$398,447	\$32,000 – \$1.7 million	544
Total	\$359,000	\$391,955	\$32,000 – \$1.7 million	857
Townhome and Condominium Sales				
1	\$120,250	\$122,790	\$51,000 – \$189,000	118
2	\$175,000	\$181,477	\$48,000 – \$465,000	348
3 or more	\$260,000	\$268,282	\$200,500 – \$400,000	94
Not Reported	\$225,000	\$218,935	\$110,000 – \$338,000	416
Total	\$168,500	\$178,892	\$48,000 – \$465,000	976

Source: DataQuick Services, 2001

Table 11
2000 & 2001 Third Quarter Median Home Prices: RSM

Area	Q3 2000	Q3 2001	% Change Q4 1999-Q4 2000	
			\$	%
RSM	\$250,000	\$273,000	\$23,000	9.2%
Mission Viejo	\$289,500	\$319,000	\$29,500	10.2%
Lake Forest	\$217,000	\$248,000	\$31,000	14.3%
Laguna Hills	\$199,000	\$249,000	\$50,000	25.1%
Laguna Niguel	\$330,000	\$370,000	\$40,000	12.1%
Orange County	\$258,000	\$290,000	\$32,000	12.4%

Source: California Association of Realtors, 2002

Housing affordability is dependent upon both income and housing costs. According to the HCD guidelines for 2001, the median household income for a family of four in Orange County is \$73,700². Based on this median income, the following maximum income limits for a four-person family can be established:

- ◆ **Very low income households** (0 to 50% of median income) earn a maximum of \$36,850

² HCD income guidelines for 2001 were determined by extrapolating 1990 Census income data forward to the year 2001. They do not account for 2000 Census income information presented earlier in this report. The income thresholds established are likely to change based on fluctuations in the actual median household income within the County.

- ◆ **Low income households** (51 to 80% of median income) earn a maximum of \$51,590
- ◆ **Moderate income households** (81 to 120% of median income) earn a maximum of \$88,440

Assuming that the potential homebuyer within each income group has sufficient credit, downpayment (10 percent), and maintains affordable housing expenses (i.e. spends no more than 30 percent of their gross income on mortgage, taxes, and insurance), the maximum affordable home price can be determined for each income group. Table 12 shows the maximum housing prices affordable to the various income groups.

Table 12
2001 Maximum Affordable Home Price by Income Category:
Orange County

Income Group	Maximum Income	Monthly Affordable Housing Cost	Utility Allowance	Property Taxes & Insurance	Affordable Monthly Mortgage Payment	Max. Affordable Mortgage	Max. Affordable Home Price
Very Low (0-50% MFI)	\$36,850	\$921	\$125	\$150	\$646	\$97,136	\$107,929
Low ^a (51-80% MFI)	\$51,590	\$1,290	\$150	\$200	\$940	\$141,252	\$156,946
Moderate (81-120% MFI)	\$88,440	\$2,211	\$150	\$200	\$1,861	\$279,722	\$310,803

^a HUD income limits for low income households are adjusted downward (70%) in high-cost areas such as Orange County.

Note: Income is based on a 4-person household. Household income and affordable housing costs for smaller households are adjusted downward and household income and affordable housing costs for larger households are adjusted upward.

Calculation of affordable home sales price is based on a down payment of 10%, an annual interest rate of 7.5%, a 30-year mortgage, a monthly payment of 30% of the households gross income, and the HUD Median Family Income (MFI) of \$73,700 for 2001.

At an average price of approximately \$394,000 for a single-family home in Rancho Santa Margarita, only upper income households can afford the cost of a single-family home in the City. Moderate income households can generally afford all levels of condominiums. While low and very low income households may be able to afford smaller condominiums and townhomes³, downpayment and closing costs may still present an obstacle to homeownership.

Rental Market: The rental housing market in Rancho Santa Margarita includes apartments, townhomes, condominiums, and single-family homes. Most of the apartment rental stock consists of one- and two-bedroom units renting from a median rent of \$943 for a one-bedroom unit to a median of \$1,200 for a two-bedroom unit. Rents for three-

³ Between August 2000 and August 2001, DataQuick reported 40 condominium sales below the price of \$107,000 and 233 condominium sales below the price of \$156,900. Very Low Income maximum affordable home price in 2001 was \$107,929; Low Income maximum affordable housing price was \$156,946.

- Low Income households (2) at 50% of median income are a total of 23,500
- Moderate Income households (5) at 150% of median income are a total of 61,500

Assuming that the general beneficiary within each income group has sufficient cash, approximately 70 percent of the total, and assuming that the housing program is spread across that 70 percent of the total income in each group, then, the estimated number of eligible households can be determined for each income group. Table 11 shows the estimated number of eligible in the various income groups.

Table 11
1991 Estimated Eligible Households by Income Category
Orange County

Income Category	Estimated Households	Estimated Households at 50% of Median Income	Estimated Households at 150% of Median Income	Estimated Households at 200% of Median Income	Estimated Households at 250% of Median Income	Estimated Households at 300% of Median Income
Very Low	18,500	18,500	18,500	18,500	18,500	18,500
Low	21,500	21,500	21,500	21,500	21,500	21,500
Low-Mid	25,500	25,500	25,500	25,500	25,500	25,500
Mid	29,500	29,500	29,500	29,500	29,500	29,500
High	33,500	33,500	33,500	33,500	33,500	33,500

NOTE: The above table is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County.

Source: U.S. Census Bureau, 1990 Census of Population and Housing, Orange County, California. The data is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County.

The above table is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County.

As an example, for the approximately 23,500 low income households, the estimated number of eligible households is approximately 16,450. This is based on the assumption that 70 percent of the total income in each group is available for housing. The estimated number of eligible households is based on the assumption that 70 percent of the total income in each group is available for housing.

Estimated number

Estimated number of eligible households is based on the assumption that 70 percent of the total income in each group is available for housing. The estimated number of eligible households is based on the assumption that 70 percent of the total income in each group is available for housing.

The above table is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County. The data is based on the 1990 Census data for Orange County.

bedroom apartments ranged from \$1,400 to \$1,800, with a median rent of \$1,600. The overall median apartment rent in October 2001 was \$1,175. Median rental rates for townhomes, condominiums, and single-family homes ranged from \$1,350 for a two-bedroom to \$2,400 for a four-bedroom. The overall median rent for a condominium, single-family home, or townhouse in Rancho Santa Margarita during October 2001 was \$1,575⁴.

Based on the household income limits identified in Table 12, a very low income household can afford to pay \$921 in rent monthly, while low income households can afford to pay up to \$1,290. In terms of affordability of the City's rental housing, very low income households have few rental options within their range of affordability (\$921/month). Similar to most Orange County cities, very low income households in Rancho Santa Margarita who are unable to secure some form of subsidized housing are faced with: doubling-up to save on housing costs; renting smaller units that may be of inadequate size; and/or overpaying for rent. Low income households can afford most one-bedroom units and some two-bedroom apartments in the City, but not the larger units.

Given the demographic characteristics of Rancho Santa Margarita and the vacancy rates observed within the City, there appear to be adequate housing options available and affordable to moderate and above-moderate households currently residing within the City, or those seeking to reside within the City. There is a shortage of affordable units available to lower income households.

Assisted Housing At-Risk of Conversion

Inventory of Assisted Housing

State Housing Element law requires cities to prepare an inventory including all assisted multi-family rental units that are eligible to convert to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover a ten-year evaluation period following the original statutory due date of the Housing Element (July 1, 2000). Thus, this at-risk housing analysis covers the period from July 1, 2000 through June 30, 2010.

Table 13 provides an inventory of the City's assisted multi-family housing stock by various government assistance programs.

⁴ Information gathered from Orange County Register Classifieds from 9/30/2001 to 1/11/2001.

Technical Advisory (dated June 27, 2007) to the Board of Directors of the City of Los Angeles regarding the proposed development of a new office building at 1200 West 10th Street, Los Angeles, California. The proposed development is a 10-story office building with a total floor area of approximately 100,000 square feet. The proposed development is located in the Central Business District (CBD) of Los Angeles, California. The proposed development is located on a lot that is currently zoned for office use. The proposed development is consistent with the City's General Plan and the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance.

There are no other projects currently under construction or planned for construction in the vicinity of the proposed development. The proposed development is a new office building with a total floor area of approximately 100,000 square feet. The proposed development is located in the Central Business District (CBD) of Los Angeles, California. The proposed development is located on a lot that is currently zoned for office use. The proposed development is consistent with the City's General Plan and the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance.

The proposed development is a new office building with a total floor area of approximately 100,000 square feet. The proposed development is located in the Central Business District (CBD) of Los Angeles, California. The proposed development is located on a lot that is currently zoned for office use. The proposed development is consistent with the City's General Plan and the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance.

Technical Advisory (dated June 27, 2007)

Planning Department Technical Advisory

Technical Advisory (dated June 27, 2007) to the Board of Directors of the City of Los Angeles regarding the proposed development of a new office building at 1200 West 10th Street, Los Angeles, California. The proposed development is a 10-story office building with a total floor area of approximately 100,000 square feet. The proposed development is located in the Central Business District (CBD) of Los Angeles, California. The proposed development is located on a lot that is currently zoned for office use. The proposed development is consistent with the City's General Plan and the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance. The proposed development is also consistent with the City's Office Use Ordinance.

Table 1: Summary of the proposed development. The table provides a summary of the proposed development, including the location, size, and other key information. The table is as follows:

Table 13
Inventory of Assisted Housing Units in Rancho Santa Margarita

Project Name and Location	Funding Source	Family Units	Senior Units	Total # of Affordable Units	Expiration Date
Carina Vista Vila Cuidado	Habitat for Humanity, "Sweat" equity	48	0	48	N/A
Villa La Paz 2 Via Amistosa	Mortgage revenue bond	500	0	100	8/1/28
Villa Alientos 114 Alientos	Mortgage revenue bond	225	0	22	8/1/28
The Fountains 30751 El Corazon	Mortgage revenue bond	0	166	33	2/1/28

Note: In addition to these facilities, the Park Terrace assisted living facility provides 181 senior units. None of these units are currently assisted by government programs.

Sources: County of Orange Affordable Housing List updated June 7, 2001
 Cotton/Bridges/Associates, February 2002.

At-Risk Housing Conservation Potential

As depicted in Table 13, no assisted affordable unit is expected to lose its affordability controls within the next ten years.

3. Constraints on Housing Production

Market, governmental, and infrastructure factors pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction economically infeasible for developers.

3.1 Market Constraints

Construction Costs

A major cost associated with constructing a new housing unit is the cost of building materials. Construction costs can vary widely according to the type of development, with multi-family housing being generally less expensive to construct per unit than single-family housing. However, within each type of development, construction costs can vary significantly depending on the size of the unit and the number and quality of amenities that are offered. Amenities include such items as fireplaces, swimming pools, tennis courts, grade of carpeting and tile used, types of appliances and light fixtures, and the quality of the cabinetry and woodwork.

In 2001, the International Conference of Building Officials (ICBO) established the average cost of labor and materials for a typical wood frame house. These cost estimates are based on quality construction, providing materials and fixtures well above the

TABLE 13
Inventory of American Housing Units: a National Sample of 1960

Unit Type	Number of Units	Percentage of Total	Number of Units	Percentage of Total
Single detached house	1,000	10.0	1,000	10.0
Two detached houses	500	5.0	500	5.0
Three detached houses	250	2.5	250	2.5
Four detached houses	125	1.25	125	1.25
Five detached houses	62.5	0.625	62.5	0.625
Semi-detached house	100	1.0	100	1.0
Row house	50	0.5	50	0.5
Apartment house	10	0.1	10	0.1
Mobile home	5	0.05	5	0.05
Other	1	0.01	1	0.01
Total	10,000	100.0	10,000	100.0

Note: The number of units in each category is based on the 1960 Census of Housing, which provides information on the type of housing unit and the number of units in each category.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, *U.S. Housing Statistics*, 1961.

3.1. Housing Characteristics

In general, the 1960 Census of Housing provides information on the characteristics of housing units, including the type of unit, the number of units, and the value of the unit.

3.2. Characteristics of Housing Units

Table 13 shows the distribution of housing units by type. The most common type of housing unit is the single detached house, which accounts for 10.0% of the total. Other types of housing units include two detached houses, three detached houses, four detached houses, five detached houses, semi-detached houses, row houses, apartment houses, and mobile homes.

3.3. Housing Characteristics

3.3.1. Housing Characteristics

A major goal of the 1960 Census of Housing was to provide information on the characteristics of housing units. This information is presented in Table 13, which shows the distribution of housing units by type. The most common type of housing unit is the single detached house, which accounts for 10.0% of the total. Other types of housing units include two detached houses, three detached houses, four detached houses, five detached houses, semi-detached houses, row houses, apartment houses, and mobile homes.

In 1960, the Department of Commerce, Bureau of Economic Analysis, published the *U.S. Housing Statistics*, which provides information on the characteristics of housing units. This information is presented in Table 13, which shows the distribution of housing units by type.

minimum required by state and local building codes. The average per square foot cost for quality housing is \$80 for multi-family housing and \$90 for single-family homes.⁵

High development costs in Orange County also stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, to the point where a typical new two-bedroom apartment costs around \$150,000 to develop. High costs can be directly linked to land costs, government fees, permits fees, costs relating to utility installation and hook-up, and costs associated with delays in obtaining the required discretionary use permits and other entitlements. Delays that may result from neighborhood concern and resistance to affordable housing construction are also a factor. Subsidies to developers are often required in Orange County for a project to get through the long entitlement process and to provide affordability.

Availability of Land and Land Costs

The cost of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land relatively high, particularly in Orange County. High and rapidly increasing land costs in the County have resulted in homebuilders developing increasingly expensive homes in order to capture profits, according to the 1999 *Orange County Affordable Housing Strategy*, published by the Orange County Housing and Community Development Department. Discussions with a developer indicate that land costs in south Orange County are particularly high, with a 4,000 square foot finished lot selling for about \$165,000.

The City of Rancho Santa Margarita was formed by a number of almost built out planned communities. The most significant constraint for future residential growth is the lack of vacant land remaining in the City. The majority of the housing in the City was developed in the 1990s; the potential for underutilized land ripe for redevelopment is almost nonexistent.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases or home improvements, whether financed at market rate or with government assistance.

Tables 14 and 15 summarize the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within the City. Information is included on the percentage of loans that are *originated* and *denied* for applicants of different income levels. The status of *other* loans indicates loan applications

⁵ These figures represent material and labor costs only. They do not factor in land costs.

that were neither originated nor denied, but were not accepted by the applicant, or those applications that were withdrawn by the applicant.

Home Purchase Loans

In 2000, a total of 3,744 households applied for conventional loans to purchase homes in Rancho Santa Margarita. About 58 percent of the loan applicants were upper income households (120 percent or more of County median family income (MFI)). Moderate income (81 to 120 percent MFI) and low income (less than 80 percent MFI) households accounted for 25 and 14 percent of loan applicants, respectively. The overall loan approval rate was 64 percent. By comparison, the approval rate for conventional home purchase loans in Orange County was 63 percent. The approval rates for home purchase loans did not vary substantially by household income within the City. The approval rate was 63 percent for low income households, 66 percent for moderate income households, and 64 percent for upper income households.

A total of 366 applications were submitted for the purchase of homes in Rancho Santa Margarita through government-backed loans (e.g. FHA, VA). To be eligible for such loans, residents must meet the established income standards. Not surprisingly, the majority (82 percent) of applicants for government-backed loans were lower- or moderate-income households. The overall government-backed loan approval rate was 75 percent. For Orange County as a whole, the approval rate was 72 percent.

Table 14
Disposition of Home Purchase Loan Applications: 2000

Applicant Income	Conventional Loans				Government-Backed Loans			
	Total Appl'ns	% Originated*	% Denied	% Other	Total Appl'ns	% Originated*	% Denied	% Other
Low Income (<80% MFI)	515	63%	17%	20%	172	75%	8%	17%
Moderate Income (80-119% MFI)	950	66%	14%	20%	185	76%	8%	16%
Upper Income (>120% MFI)	2,178	64%	12%	24%	65	82%	5%	13%
Not Available	101	55%	12%	33%	12	25%	8%	67%
Total	3,744	64%	13%	23%	434	75%	7%	18%

* An *Originated Loan* has been approved by the lender and accepted by the applicant.

Source: Home Mortgage Disclosure Act (HMDA) data for 2000. Tabulated using Centrax software.

Home Improvement Loans

A total of 386 Rancho Santa Margarita households applied for home improvement loans in 2000. Approximately 95 percent of these applications (366) were for conventional loans, with the remaining five percent (20) for government-backed loans. For conventional home improvement loans, the overall approval rate was 50 percent, well below the rate for conventional home purchase loans (64 percent). By comparison, the approval rate for conventional home improvement rates within Orange County as a whole

the new method was used, the results were not significantly different from the old method.

References

1. A. J. Aitken, *Biometrika*, 34, 1947, 1-10. This paper is a review of the work of the late Sir Ronald A. Fisher, who was one of the greatest statisticians of the 20th century. It is a tribute to his work and to his personality. The paper is a review of the work of the late Sir Ronald A. Fisher, who was one of the greatest statisticians of the 20th century. It is a tribute to his work and to his personality. The paper is a review of the work of the late Sir Ronald A. Fisher, who was one of the greatest statisticians of the 20th century. It is a tribute to his work and to his personality.

2. A. J. Aitken, *Biometrika*, 34, 1947, 1-10. This paper is a review of the work of the late Sir Ronald A. Fisher, who was one of the greatest statisticians of the 20th century. It is a tribute to his work and to his personality. The paper is a review of the work of the late Sir Ronald A. Fisher, who was one of the greatest statisticians of the 20th century. It is a tribute to his work and to his personality.

Table 1
The results of the analysis of variance for the different groups

Source of variation	Between groups		Within groups		Total	
	df	SS	df	SS	df	SS
Between groups	1	10.00	10	10.00	11	20.00
Within groups	10	10.00	10	10.00	20	20.00
Total	11	20.00	20	20.00	31	40.00

The results of the analysis of variance for the different groups are shown in Table 1. The results are as follows:

Conclusion

The results of the analysis of variance for the different groups are shown in Table 1. The results are as follows:

was 47 percent. Upper-income households accounted for the largest share of loan applicants in the City (59 percent), followed by moderate income (25 percent) and lower-income households (12 percent). Among the three income groups, upper-income households had the highest approval rate at 55 percent, while moderate income households had the lowest rate at 45 percent.

Only 20 households in Rancho Santa Margarita applied for government-backed home improvement loans in 2000. The approval rate for such loans was only 15 percent, indicating that 3 government-backed loans were approved. Within Orange County as a whole, approximately 17 percent of government-backed home improvement loans were approved. Variation in approval rates between income categories within the City is due primarily to the limited number of applications.

Table 15
Disposition of Home Improvement Loan Applications: 2000

Applicant Income	Conventional Loans				Government-Backed Loans			
	Total Appl'ns	% Originated*	% Denied	% Other	Total Appl'ns	% Originated*	% Denied	% Other
Low Income (<80% MFI)	43	51%	30%	19%	8	13%	75%	12%
Moderate Income (80-119% MFI)	90	45%	37%	18%	6	0%	50%	50%
Upper Income (>120% MFI)	217	55%	19%	26%	6	33%	33%	33%
Not Available	16	13%	69%	18%	0	N/A	N/A	N/A
Total	366	50%	27%	23%	20	15%	55%	30%

* An *Originated Loan* has been approved by the lender and accepted by the applicant.

Source: Home Mortgage Disclosure Act (HMDA) data for 2000. Tabulated using Centrax software.

3.2 Governmental Constraints

Land Use Controls

Even though Rancho Santa Margarita is a newly formed City, the majority of the land area within the City is developed or is designated for parkland, open space, and regional open space (O'Neill Regional Park). The Land Use Element of the Rancho Santa Margarita General Plan designates approximately 1,770 net acres (24 percent) of the City's total land inventory for residential uses, providing for a range of residential types and densities throughout the City. Residential densities outlined within the City's first General Plan cover a wide spectrum, including the following categories:

- ◆ Low Density Residential (LDR) - maximum of 7 units/ acre
- ◆ Low Medium Density Residential (LMDR) - maximum of 11 units/ acre
- ◆ Medium Density Residential (MDR) – maximum of 18 units/acre
- ◆ High Density Residential (HDR) – maximum of 25 units/acre

By comparison, the maximum residential densities permitted in Mission Viejo is 43 units/acre. Rancho Santa Margarita is more similar in development character to south

and 47 percent. Government households received for the first time in 1994 a 10 percent increase in the number of households receiving the program. The number of households receiving the program increased from 114,000 in 1993 to 125,000 in 1994. The number of households receiving the program increased from 114,000 in 1993 to 125,000 in 1994. The number of households receiving the program increased from 114,000 in 1993 to 125,000 in 1994.

Only 10 percent of the total population received the program in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994.

Table 10
Description of the Program and the Results of the Program

Program Component	1993		1994		1995	
	Number of Households	Percentage of Total Population	Number of Households	Percentage of Total Population	Number of Households	Percentage of Total Population
Food for People	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%
Food for People (Food for People)	114,000	10.0%	125,000	11.1%	136,000	12.2%

Source: Food for People, Inc. (1995). The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994.

2.1. Program Description

Food for People

The Food for People program is a voluntary food distribution program. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994. The program was designed to reach 10 percent of the total population in 1994.

- The Food for People program is a voluntary food distribution program.
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Orange County Cities like Lake Forest (25 units/acre maximum for all remaining developable sites), San Juan Capistrano (25 units/acre maximum for affordable or senior units, 18 units/acre maximum for other high density residential uses) and San Clemente (24 units/acre maximum). Rancho Santa Margarita's approach to accommodating affordable housing is not solely dependent on achieving high densities, but rather relies on maintenance of a higher than average number of multi-family units as a proportion of total units, and upon successful leverage of State and federal subsidies for affordable housing.

Foothill/Trabuco Specific Plan

The Foothill/Trabuco Specific Plan was prepared by the County of Orange to address areas within Trabuco Canyon located north of the City and within the City's sphere of influence. The Specific Plan consists largely of rural and open space designations to preserve the existing character of the canyon area. The Plano Trabuco sub-area described in the Specific Plan corresponds to the Northeast Future Planned Community (FPC) described in the Land Use Element. Development assumptions made for the Northeast FPC are consistent with those identified in the Specific Plan, which allows for development of a maximum of 612 housing units in this area. As described in more detail in the *Housing Resources* section of this technical report, the northeast planning area will accommodate between 220 and 360 multiple-family housing units. The remaining units allowed under the 612-unit cap would all be single-family units.

Residential Development Standards

Prior to incorporation, Rancho Santa Margarita was developed as a series of Planned Communities. The Planned Communities comprising the incorporated City include:

- ◆ Rancho Santa Margarita Planned Community
- ◆ Rancho Trabuco Planned Community
- ◆ Trabuco Planned Community
- ◆ Dove Canyon Planned Community
- ◆ Robinson Ranch Planned Community

Pre-incorporation development agreements apply within the Planned Communities listed above. These agreements specify permitted levels of development based on provision of public facilities and infrastructure, as well as residential development standards. Only a small portion of Rancho Santa Margarita is not located within any Planned Development.⁶ The City has elected to regulate development in this area using the Orange County Zoning Ordinance until it adopts its own Zoning Ordinance. Rancho Santa Margarita assumed development review responsibilities for all areas within the City upon incorporation. Through the various regulations, the City provides a full range of housing types and densities, as depicted in Table 16. As the City is primarily built out,

⁶ The portions of Rancho Santa Margarita not located within a Planned Development consist of the Rancho Cielo and Walden Communities (144 acres) and a vacant lot adjacent to the Robinson Ranch Planned Community (2 acres). Together, these areas represent approximately 2 percent of total City land area.

During 1990, the first of the four main components of the strategy was the establishment of the National Development Bank (NDB). The NDB was established as a public institution with a mandate to provide long-term financing to the private sector. The NDB's capital was provided by the Government and the private sector. The NDB's first year of operation was successful, with a number of projects being financed. The NDB's success was due to a number of factors, including the establishment of a strong management team, the provision of a clear mandate, and the provision of adequate financing.

2. The National Development Bank

The National Development Bank (NDB) was established in 1990 as a public institution with a mandate to provide long-term financing to the private sector. The NDB's capital was provided by the Government and the private sector. The NDB's first year of operation was successful, with a number of projects being financed. The NDB's success was due to a number of factors, including the establishment of a strong management team, the provision of a clear mandate, and the provision of adequate financing.

3. The National Development Bank's Role

The NDB's role is to provide long-term financing to the private sector. The NDB's capital is provided by the Government and the private sector. The NDB's first year of operation was successful, with a number of projects being financed.

- The NDB's capital is provided by the Government and the private sector.
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- The NDB's role is to provide long-term financing to the private sector.
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The NDB's role is to provide long-term financing to the private sector. The NDB's capital is provided by the Government and the private sector. The NDB's first year of operation was successful, with a number of projects being financed. The NDB's success was due to a number of factors, including the establishment of a strong management team, the provision of a clear mandate, and the provision of adequate financing.

The NDB's role is to provide long-term financing to the private sector. The NDB's capital is provided by the Government and the private sector. The NDB's first year of operation was successful, with a number of projects being financed.

development standards obviously had no constraining effect on residential development. These same standards will be applied to the remaining two residential sites within the City, and no constraining effects are anticipated.

In addition, new residential developments in the Northeast Future Planned Community (FPC) are subject to the development standards of the Foothill/Trabuco Specific Plan. Three residential districts exist within the FPC area – Arroyo Trabuco Residential (ATR), Plano Trabuco Residential – 10,000 (PTR-10,000), and Plano Trabuco Residential- 6,000 (PTR-6,000). The development standards within the Specific Plan for these districts were adopted pursuant to regulations within the Orange County Zoning Code and are identified in Table 17. Upon annexation, this area would be developed pursuant to the City zoning ordinance.

Table 16
Residential Development Standards

Development Type	Area	Height	Site Cover- age	Distance Between Principal Structures	Area Per Unit	Setbacks From Street			Setbacks From Property Line		
						Front	Side	Rear	Front	Side	Rear
Rancho Santa Margarita Planned Community											
Single-Family Detached	3,000 sf min.	35 ft. max	-	-	-	10	10	10	-	A	10
Single-Family Attached	2,000 sf min.	35 ft max	-	-	-	10	10	10	-	-	-
Multiple-Family Dwellings (Residential Areas)	5,000 sf min.	35 ft max	60% max.	20 ft min.	1,000 sf min.	20	20	20	-	20	20
Multiple-Family Dwellings (Town Center and Business Park)	No min. lot size	varies	70% max.	20 ft min.	500 sf min.	B	B	B	-	B	B
Robinson Ranch Planned Community											
Single-Family Detached	3,000 sf. min	35 ft max.	60% max.	-	-	10	8	10	-	A or C	10
Single-Family Attached	2,000 sf min.	35 ft max.	60% max.	-	-	5	5	5	-	-	-
Multiple-Family Dwellings	5,000 sf min.	4 stories not to exceed 35 ft	60% max.	10 ft from street, no req't for interior prop lines	1,000 sf min.	D	D	D	-	-	-
Trabuco Planned Community											
Single-Family Detached	4,000 sf min.	35 ft max.	-	-	-	10	10	10	-	A	10
Single-Family Attached	3,000 sf min.	35 ft max.	-	-	-	10	10	10	-	-	-
Multiple-Family Dwellings	5,000 sf min.	35 ft max.	60% max.	20 ft. min	1,000 sf min.	20	20	20	-	-	-
Rancho Trabuco Planned Community											
Single-Family Detached	4,000 sf min.	35 ft max.	-	-	-	10	10	10	-	A	10
Single-Family Attached	3,000 sf min.	35 ft max.	-	-	-	10	10	10	-	-	-

Development Type	Area	Height	Site Coverage	Distance Between Principal Structures	Area Per Unit	Setbacks From Street			Setbacks From Property Line		
						Front	Side	Rear	Front	Side	Rear
Multiple-Family Dwellings	5,000 sf min.	35 ft max.	60% max.	20 feet	1,000 sf min.	20	20	20	-	-	-
Dove Canyon Planned Community											
Single-Family Detached	5,000 sf min	35 ft max.	60% max.	-	-	10	8	10	-	A or C	10
Single-Family Attached	3,000 sf min.	35 ft max.	60% max.	-	-	5	5	5	-	-	-
Multiple-Family Dwellings	7,500 sf min.	3 stories not to exceed 35 ft.	60 max.	E	1,500 sf min.	D	D	D	-	-	-
Areas Governed by the Orange County Zoning Code											
General Agricultural (A-1)	4 acre min.	35 ft max.	-	-	-	20	5	25	-	5	25 or E
Agricultural Residential (AR)	7,200 sf min.	35 ft max.	-	-	-	20	5	25	-	5	25 or E
Single-Family Residential (RS-4300)	4,300 sf min.	35 ft max.	35% max.	-	-	10	10	10	-	A	-
Single-Family Residential (RS-5000)	5,000 sf min.	35 ft max.	35% max.	-	-	10	10	10	-	A	-

Sources: County of Orange Zoning Ordinance, Planned Community Development Agreements, and City of Rancho Santa Margarita

- A. 10 feet of 1 side only or 10 feet total of 2 sides combined.
- B. 20 feet minimum for all property lines abutting residential areas, add 1 foot for each additional 10 feet above 35 feet building height.
- C. 10% of average ultimate net width of building site – maximum 50 feet.
- D. 10 feet minimum from any exterior boundary line of the project. 20 feet minimum from all property lines abutting single-family residential areas.
- E. In computing the depth of a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than 15 feet.

Category	Sub-category	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10	
		Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit	Value	Unit
Category A	Sub-category A.1	100	kg	120	kg	150	kg	180	kg	200	kg	220	kg	250	kg	280	kg	300	kg	320	kg
	Sub-category A.2	50	kg	60	kg	70	kg	80	kg	90	kg	100	kg	110	kg	120	kg	130	kg	140	kg
	Sub-category A.3	30	kg	35	kg	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg
	Sub-category A.4	20	kg	25	kg	30	kg	35	kg	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg
Category B	Sub-category B.1	150	kg	180	kg	200	kg	220	kg	250	kg	280	kg	300	kg	320	kg	350	kg	380	kg
	Sub-category B.2	80	kg	90	kg	100	kg	110	kg	120	kg	130	kg	140	kg	150	kg	160	kg	170	kg
	Sub-category B.3	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg	80	kg	85	kg
	Sub-category B.4	30	kg	35	kg	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg
Category C	Sub-category C.1	200	kg	220	kg	250	kg	280	kg	300	kg	320	kg	350	kg	380	kg	400	kg	420	kg
	Sub-category C.2	100	kg	110	kg	120	kg	130	kg	140	kg	150	kg	160	kg	170	kg	180	kg	190	kg
	Sub-category C.3	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg	80	kg	85	kg	90	kg	95	kg
	Sub-category C.4	30	kg	35	kg	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg
Category D	Sub-category D.1	250	kg	280	kg	300	kg	320	kg	350	kg	380	kg	400	kg	420	kg	450	kg	480	kg
	Sub-category D.2	120	kg	130	kg	140	kg	150	kg	160	kg	170	kg	180	kg	190	kg	200	kg	210	kg
	Sub-category D.3	60	kg	65	kg	70	kg	75	kg	80	kg	85	kg	90	kg	95	kg	100	kg	105	kg
	Sub-category D.4	40	kg	45	kg	50	kg	55	kg	60	kg	65	kg	70	kg	75	kg	80	kg	85	kg

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Table 17
Residential Development Standards: Foothill/Trabuco Specific Plan

Standard	ATR ²	PTR-10,000 ³	PTR-6,000 ⁴
Minimum building site area	¼ acre	10,000 sq. ft.	6,000 sq. ft.
Average building site area	½ acre	N/A	N/A
Density range	0.5 to 1 du/acre	1 to 4 du/acre	4 to 7 du/acre
Minimum front setback	Variable, 6 ft. min., 20 ft. avg.	20 ft.	15 ft.
Minimum side setback	Variable, 10 ft. min for one side, 25 ft. total for both sides	Variable, 5 ft. min.; however, there must be a min. separation of 20 ft. between buildings	Variable, 5 ft. min.; however, there must be a min. separation of 20 ft. between buildings
Minimum rear setback	20 ft.	20 ft.	15 ft.
Maximum site coverage	50 percent	50 percent	60 percent
Minimum lot depth	N/A	N/A	N/A
Minimum lot width	N/A	60 ft.	60 ft.
Maximum building height	35 feet; 25 ft within 100 ft of OSC ¹ district	35 feet; 25 ft within 100 ft of OSC ¹ district	35 ft.; 25 ft. within 50 ft. of OSC ¹ district

Source: Foothill Trabuco Specific Plan.

1 – OSC = Open Space Conservation District, which borders all districts on the north.

2 – ATR = Arroyo Trabuco Residential

3 – PTR-10,000 = Plano Trabuco Residential, 10,000 sf. minimum lot size

4 – PRT-6,000 = Plano Trabuco Residential, 6,000 sf. minimum lot size

Parking Standards

The various residential development regulations applicable to Rancho Santa Margarita also contain parking standards for single- and multi-family uses. All of the development agreements and the Foothill/Trabuco Specific Plan incorporate the single- and multi-family parking provisions of the Orange County Zoning Code by reference. Two spaces are required for every single-family unit. For multi-family units, the requirements vary based on the number of bedrooms in the unit: 0-1 bedroom (1.5 spaces); 2 bedrooms (2 spaces); 3+ bedrooms (2.5 spaces/du + ½ space for each bedroom in excess of 3). In addition, two-tenths (0.2) guest parking space per dwelling unit must be provided. For a multi-family unit, only one of the parking spaces is required to be covered. Projects with five or more units, or second units, are not required to have covered parking.

Modifications and additions to these requirements within the development agreements and Specific Plan include the following:

- ♦ The Dove Canyon, Rancho Santa Margarita, and Robinson Ranch Development Agreements all include a provision that parking requirements may be reduced to help reduce the price of affordable housing through the Area Plan and Site Plan approval process. These provisions will be carried forward to the City Zoning Code.
- ♦ The ATR District in the Foothill/Trabuco Specific Plan requires two covered parking spaces per dwelling, and one additional uncovered off-street parking space within 200 feet of the dwelling.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing.

Rancho Santa Margarita incorporated with almost all of the existing housing in place. The City regulates residential land development through development agreements inherited from Orange County that are associated with many of the City's planned communities, and has adopted the Orange County Zoning Ordinance for all areas within the City for which no development agreement applies. The following provisions establish a variety of housing in Rancho Santa Margarita and the FPC area.

- ◆ **Multi-Family Rental Housing** – The Rancho Santa Margarita General Plan provides for multi-family rental housing, such as apartments and condominiums in the Medium Density and High Density residential districts. According to the land uses specified in the Foothill/Trabuco Specific Plan and in the General Plan, between 220 and 360 multiple-family housing units can be built in the FPC area.
- ◆ **Mobile Homes/Manufactured Housing** – Mobile homes/manufactured homes are allowed within all residential areas defined by Planned Communities, the County Zoning Code, and the Foothill/Trabuco Specific Plan. Mobile homes must be compatible with other permitted uses in the district and meet all applicable building regulations and Title 25 of the California Health and Safety Code. Mobile home parks are allowed as conditional uses within the Robinson Ranch and Rancho Santa Margarita Planned Communities, subject to approval of an Area Plan and Site Plan.
- ◆ **Second Units** – All of the development agreements, the Orange County Zoning Ordinance, and the Foothill Trabuco Specific Plan permit a second residential unit (guest house) on the same lot where a single-family unit exists. Site development permits are required within the Planned Communities, as determined on a case-by-case basis. The City plans to adopt a Second Unit Ordinance consistent with State requirements when it adopts its Zoning Code. The City Zoning Code is anticipated to be adopted by the end of 2003.
- ◆ **Housing for Persons with Disabilities** - Pursuant to State law, community care residential facilities serving six or fewer persons are considered as a regular residential use and must be permitted by right in all residential districts. The City Zoning Code will include provisions to allow for group homes of less than 6 persons by right and establish Conditional Use Permit (CUP) procedures to allow group homes of 6 persons or more. The County Zoning Ordinance does not contain provisions or procedures for reasonable accommodations relative to ADA requirements. The City Zoning Ordinance (to be adopted in 2003) will contain procedures that allow for reasonable accommodation of improvements to structures, consistent with SB520 requirements.

Technical Services

Library Technical Services is the branch of the library that is responsible for the physical care of the collection. This includes the processing of new acquisitions, the maintenance of the collection, and the disposal of old materials. The branch is also responsible for the development of the library's technical services policies and procedures.

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- ♦ **Transitional Housing and Emergency Shelters-** The County Zoning Ordinance allows for community care facilities serving 7 to 12 persons are permitted in any area zoned for residential subject to the issuance of a use permit by the Planning Commission. County codes applicable to the City currently do not address provision of transitional housing and emergency shelters. The City Zoning Code, which is anticipated to be adopted by the end of 2003, will contain provisions for residential care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law.

Program 2 of the City's Housing Element requires the City to adopt and implement a Zoning Code consistent with State law that provides for a variety of well designed and well built housing types that complement the existing character of the community. The Zoning Code will incorporate provisions of the various Planned Communities and the County Zoning Ordinance into one regulatory document addressing future development within the City. The Code is anticipated to be adopted by the end of 2003, and will contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law.

Development and Planning Fees

The cost of development is a constraint to the implementation of affordable housing projects. Typically, the cost of developing raw land is significantly increased by the various regulations and fees local governments impose on developers.

Rancho Santa Margarita charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 18 summarizes the City's planning fee requirements for residential development, while Table 19 depicts the development fees for residential development. All planning fees are charged based on the actual cost of providing the service. According to a survey performed by the Building Industry Association of Southern California in 1999, Rancho Santa Margarita's planning fees and deposit requirements are generally less than those charged by Laguna Hills, Lake Forest, Irvine, and Mission Viejo.

Table 18
Planning Fee Schedule:
City of Rancho Santa Margarita

Project Type	Fee
<i>Planning and Zoning</i>	
Site Plan/Site Development Permit	\$3000 deposit/actual cost
Specific Plan	\$3000 deposit/actual cost
Conditional Use Permit	\$3000 deposit/actual cost
Variance	\$3000 deposit/actual cost
Zone Change	\$5000 deposit/actual cost
Zone Change for Planned Community	\$3000 deposit/actual cost
Environmental Impact Report	\$5000 deposit/actual cost
Tract Map Filing	\$7500 deposit/actual cost
Parcel Map Filing (except single-family)	\$7500 deposit/actual cost
Revisions to an Approved Map	\$2000 deposit/actual cost
General Plan Amendment	\$3000 deposit/actual cost
Zone Plan Check (grading and building)	\$1000 deposit/actual cost
Area Plan	\$3000 deposit/actual cost
Feature Plan	\$3000 deposit/actual cost

Source: City of Rancho Santa Margarita, 2002.

Table 19
Fee Schedule:
Engineering and Public Works

Type of Fee	Fee
Curb and gutter	\$100 + \$0.35/linear foot
Sidewalks	\$100 + \$0.35/linear foot
Parkway culverts	\$250
Storm drains	\$320-\$640
Catch basin	\$320
Construction and landscaping inspection	4.5% of value
Grading inspection	4.5% of value
Pre-investigate private sewer system	\$65.00

Source: City of Rancho Santa Margarita, 2002.

Building Codes and Enforcement

Rancho Santa Margarita has adopted the Uniform Building Code (UBC) and the Uniform Fire Code and has not made any additional modifications to these. The codes are considered to be the minimum necessary to protect the public health, safety, and welfare. The City is responsible for enforcement of the codes.

Local Processing and Permitting

The evaluation and review process required by City procedures contributes to the cost of housing in that the holding costs incurred by developers during the review period are ultimately manifested in the unit's selling price or rent.

For Rancho Santa Margarita, Planning Commission review is required for large residential projects. In addition, certain aspects of residential development in Rancho Santa Margarita are subject to review by the Santa Margarita Landscape and Recreation Corporation (SAMLARC), a non-profit homeowners association. Single-family lot development can typically be processed in one to two months. There is usually no backlog of applications. Due to the limited growth and the ability of staff to quickly process land use applications, the City's permitting and processing procedures are not considered a constraint to development.

State Tax Policies and Regulations

Article 34 of the California Constitution

Article 34 was enacted in 1950. It requires that low rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval through the referendum process. While California Health and Safety Code further clarifies the scope and applicability of Article 34 to exclude housing projects that have deed-restriction on less than 49 percent of the units or rehabilitation/reconstruction of housing projects that are currently deed-restricted or occupied by lower income persons, Article 34 still constitutes an obstacle for local governments to be directly involved in production of long-term affordable housing.

Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g. subdivision maps, use permits, etc.). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Rancho Santa Margarita residents.

Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure (major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting) which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, and is added to the cost of new housing units, and is eventually passed on to the homebuyer or tenant.

Local Government and Planning

The evolution and reform process outlined in the preceding chapters is the result of a long and complex process. The process is the result of the interaction of the various political and economic forces that have shaped the city over the years.

The history of the city of New York is a story of the struggle for power and influence. It is a story of the city's growth and development, and of the challenges it has faced. The city's history is a story of the city's people, and of the city's government. The city's government is a story of the city's leaders, and of the city's citizens. The city's people are a story of the city's diversity, and of the city's unity. The city's government is a story of the city's power, and of the city's influence. The city's people are a story of the city's strength, and of the city's resilience. The city's government is a story of the city's progress, and of the city's future.

The City of New York

The City of New York

The city of New York is a city of many faces. It is a city of many cultures, many languages, and many traditions. It is a city of many dreams, many hopes, and many aspirations. It is a city of many challenges, many problems, and many solutions. It is a city of many opportunities, many possibilities, and many futures. The city of New York is a city of many stories, many legends, and many myths. It is a city of many secrets, many mysteries, and many wonders. The city of New York is a city of many lives, many loves, and many deaths. It is a city of many joys, many sorrows, and many tears. The city of New York is a city of many hearts, many minds, and many souls. It is a city of many dreams, many hopes, and many aspirations. It is a city of many challenges, many problems, and many solutions. It is a city of many opportunities, many possibilities, and many futures.

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As the City has been primarily developed within the last 20 to 25 years, infrastructure, including water, sewer, streets, and sidewalks are readily available and adequate within the City limits. Additionally, current uses (i.e., the nursery) within the Northeastern Future Planned Community area are served by water, sewer, and streets. However, prior to approval of development within the Northeastern Future Planned Community (FPC) area, an annexation plan will be completed. As part of the annexation plan, developers will need to prepare an urban services plan that outlines how adequate levels of public services and facilities will be provided to serve the new development, without reducing the level of services in the City. The plan will identify the responsible agencies for the provision of the various public services and facilities, as well as funding sources to finance the services and facilities. Prior to City approval, the urban services plan must demonstrate that the proposed development meets identified service standards. No constraint associated with infrastructure is identified in the community.

Environmental Constraints

Because the City is primarily developed, few environmental constraints occur within the City limits of Rancho Santa Margarita. Areas that contain environmental hazards (e.g., flooding, liquefaction, landslides) or that contain important biological resources have been designated as open space.

Additionally, few environmental constraints exist within the Northeastern FPC. According to the Foothill Trabuco Specific Plan, no portion of the FPC is within a 100-year flood area. Also according to the Specific Plan, the area has a low paleontologic sensitivity and is considered “developed” (i.e., the nursery uses) with few, if any sensitive biological resources.

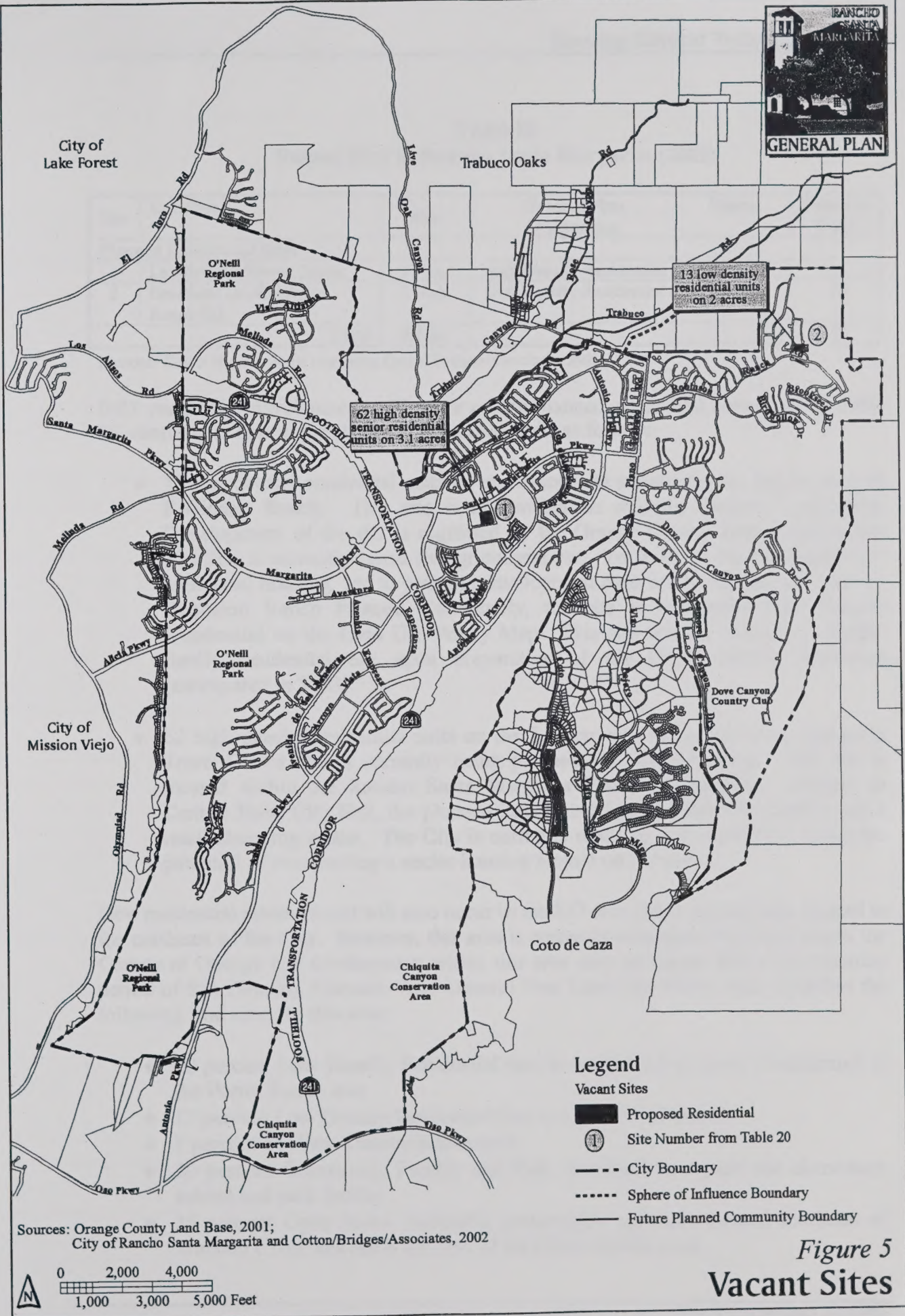
4. Housing Resources

4.1 Sites for Housing Development

Vacant Sites

An important component of the Rancho Santa Margarita Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City’s share of regional housing growth.

Rancho Santa Margarita is primarily developed. As described in Table 20 and Figure 5, the only new residential development anticipated to occur within the existing City boundaries will be on 2 vacant sites totaling approximately 5 acres (less than 1 percent of total City land area).



Sources: Orange County Land Base, 2001;
City of Rancho Santa Margarita and Cotton/Bridges/Associates, 2002

Figure 5
Vacant Sites



Table 20
Vacant Sites in Rancho Santa Margarita (2002)

Site	Location	Size	General Plan Designation	Status	Potential Units
Planned Residential Sites					
1	La Miranda /Buena Suerte	3.1 ac.	High Density Residential	Vacant	62
2	Headland Dr./Robinson Ranch Rd.	2.0 ac.	Low Density Residential	Vacant	13
Total		5.1 ac.			75

Sources: City of Rancho Santa Margarita, Cotton/Bridges/Associates, 2002.

Infill residential development will occur on the planned residential sites listed in Table 20, resulting in approximately 75 new housing units as follows:

- ◆ 13 low density residential units on one 2-acre site surrounded by, but not part of, Robinson Ranch. This site is not within an existing Planned Community. Development of the site is regulated by the Orange County Zoning Ordinance. The Site is currently zoned for agricultural use. To facilitate the development of additional housing, and to promote development compatible with the surrounding Robinson Ranch Planned Community, the site is designated Low Density Residential on the Land Use Policy Map. This site will be rezoned for single-family residential use upon preparation of the City's Zoning Ordinance (anticipated in 2003).
- ◆ 62 high density residential units on the 3.1-acre site in Rancho Santa Margarita Town Center that is currently being planned for senior housing. This site is located within the Rancho Santa Margarita Planned Community, adjacent to Central Park, City Hall, the planned Intergenerational Community Center, and a retail shopping center. The City is currently working with KISCO to assess the potential of constructing a senior housing project on the site.

New residential development will also occur in the 327-acre future growth area located to the northeast of the City. However, this area is currently unincorporated land within the County of Orange and development within this area may not occur within the planning period of this Housing Element. The General Plan Land Use Policy Map identifies the following land uses for this area:

- ◆ 20 percent Low Density Residential (not to exceed 4.0 du/acre) concentrated in the Porter Ranch area
- ◆ 17 percent Low Density Residential (not to exceed 7.0 du/acre)
- ◆ 8 percent Medium Density Residential
- ◆ 20 percent Community Facility and Park combined as a joint use elementary school and park facility
- ◆ 35 percent Open Space (including preservation of bluffs located southeast of Trabuco Creek and north and east of the Porter Ranch area)

- ◆ Total dwelling units not to exceed 612 units (This residential development cap is equivalent to the maximum number of units allowed within the Plano Trabuco sub-area of the Foothill/Trabuco Specific Plan)

According to these guidelines, the northeast planning area will accommodate between 220 and 360 multiple-family housing units. The remaining units allowed under the 612-cap would all be single-family units.

As discussed above, the approximately 261-acre Northeast Future Planned Community area is the primary location for new residential and non-residential development in the future. The City will work with the Local Agency Formation Commission (LAFCO) and property owners to prepare appropriate development plans, ensuring that new development is compatible with the character of Rancho Santa Margarita. The City's current sphere of influence is shown in Figure LU-1 of the Land Use Element.

Residential Development Potential Compared with Rancho Santa Margarita's Share of Regional Housing Needs

State law requires jurisdictions to provide for their fair share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five-year housing growth needs by income category for municipalities within its jurisdiction, which includes the City of Rancho Santa Margarita. In Orange County, the Orange County Council of Governments (OCCOG) was delegated the responsibility for developing the RHNA in coordination with the cities and county.

Because Rancho Santa Margarita was not a City in 1990, base data for projecting future growth in the RHNA was not available for the City. Furthermore, due to the City's tremendous housing growth in recent years and limited potential growth within the current City boundaries, the OCCOG has identified zero future housing need for Rancho Santa Margarita for the 1998-2005 period. As indicated above, the Land Use Policy Map allows for a mix of new residential growth of approximately 75 units within City limits and 612 units within the northeast future planned community. This mix will help maintain the variety of housing types and prices within the community.

4.2 Opportunities for Energy Conservation

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is primarily fully developed, new infill development and rehabilitation activities will occur, allowing the City to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings except hotels, motels, and buildings with four or more habitable stores and hotels. The standards specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building

industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

4.3 Financial Resources

Section 8

The Section 8 rental assistance program extends rental subsidies to very low income families and elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income of the household and the actual rent. Most Section 8 assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

The Orange County Housing Authority administers the Section 8 Certificate/Voucher Program for Rancho Santa Margarita. As of December 31, 2001, 58 households in Rancho Santa Margarita were being assisted under the OCHA Section 8 Program. Twenty-five of these households were families, 31 were disabled, and 2 were elderly disabled.

4.4 Housing Developers

The following are housing providers interested in developing and/or preserving affordable housing in Rancho Santa Margarita:

- ◆ Habitat for Humanity
- ◆ Orange County Housing Authority
- ◆ KISCO

primary and secondary schools. The results of the study are presented in Table 1.

4.2. Results

4.2.1. Demographics

The sample consisted of 1,000 students from 10 schools. The schools were selected from a list of schools provided by the Ministry of Education. The schools were selected based on the following criteria: (a) the schools were located in the same geographical area; (b) the schools were of similar size; (c) the schools were of similar type; and (d) the schools were of similar status. The schools were selected based on the following criteria: (a) the schools were located in the same geographical area; (b) the schools were of similar size; (c) the schools were of similar type; and (d) the schools were of similar status.

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4.2.2. Results of the Study

The results of the study are presented in Table 1. The results show that the majority of the students were from the primary and secondary schools.

4.2.3. Results of the Study

4.2.3.1. Results of the Study

4.2.3.2. Results of the Study

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